

Unit 6 Croft Enterprise Park,
Scott Street, Hull, HU2 8AP

TO LET

Centrally located industrial estate
close to Freetown Way

Industrial workshop and lock up unit

Flexible lease available

Located close to the City Centre
providing excellent opportunities for
citywide access

Tenants may benefit from 100%
small Business Rates Relief
(subject to status)

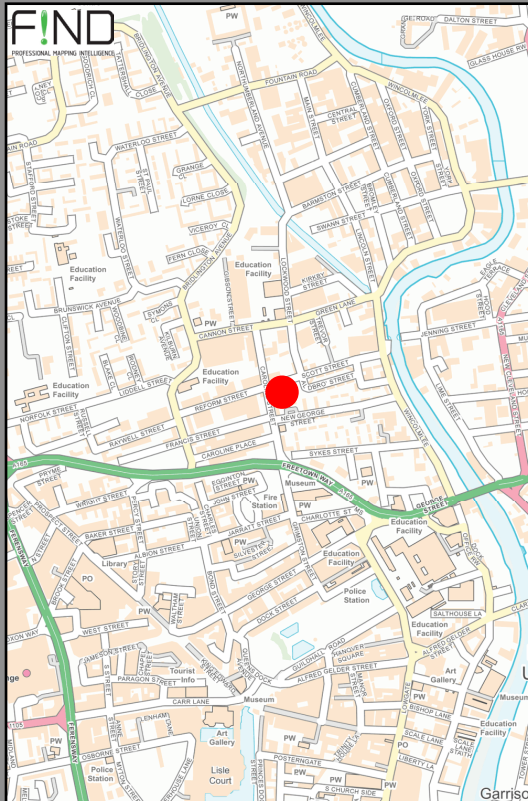
Rent £6,500 p.a.

Scotts
01482 325634



Unit 6 Croft Enterprise Park,
Scott Street, Hull, HU2 8AP

TO LET



Not to Scale - For Identification Purposes Only

LOCATION

The site is located on Scott Street off Caroline Street within the southern part of the Wincolmllee Industrial Estate close to the Freetown Way/City Centre ring road with communication links to all parts of the city.

DESCRIPTION

The buildings are of traditional steel frame construction with block work infill and brick detailing under pitched clad roof. Each unit is independently accessed via a timber door. All mains services are available. Each unit benefits from office, w/c and kitchen facilities. The site is solely accessed off Scott Street and benefits from a large secured shared yard area with dedicated parking.

ACCOMMODATION

UNIT	SIZE	RENT	RATEABLE VALUE
Unit 1 & 2	164.8 sq m	LET	£3,300
Unit 3	54.3 sq m	LET	£2,300
Unit 4	54.2 sq m	LET	£2,300
Unit 5	102.2 sq m	LET	£3,000
Unit 6	84.2 sq m	£6,500 p.a.	£3,400
Unit 7	33.4 sq m	LET	£1,450
Unit 8	33.4 sq m	LET	£1,325



Maintenance and repairs to the exterior are included within the rent.

Under current legislation, an eligible occupier may benefit from 100% discount under the Small Business Rates Relief Scheme.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7181**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

Scotts
01482 325634
www.scotts-property.co.uk