

Colfax Premises, Leads Road
Hull, HU7 0DE

TO LET / FOR SALE

Industrial Premises

Ground floor showroom
and workshop

First floor open plan offices

Mezzanine storage area

Total site area
c.1.2 acres (0.49 hectares)

On site parking

Guide Rent £65,000 p.a
Guide Price £750,000

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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LOCATION

The site is located on the north side of Leads Road occupying a prominent position at its junction with Rotterdam Road on the eastern periphery of Sutton Fields Industrial Estate approximately 4 miles north east of Hull city centre. The immediate area extending to Stoneferry Road to the west is a recognised trade sales location with general industrial uses beyond in addition to a residential presence.

DESCRIPTION

The premises comprises a regular shaped site providing roadside frontage and extending back to a good depth, accessed directly off both Leads Road and Rotterdam Road. We calculate a site area of c.1.2 acres (0.49 hectares).

The unit is constructed of reinforced concrete frame with a uniform eaves height of 5 m (16' 3"), with traditional brick infill elevations under a shallow pitched roof. The front gable of the building at ground floor level provides a showroom. To the first floor front of the building (facing Leads Road) is private and open plan office accommodation with WC and file stores off. Ancillary offices and staff facilities are provided to the workshop in addition to a mezzanine storage area.

ACCOMMODATION - Areas measured on a Gross Internal Area basis.

Total ground floor area	1,224 sq m	(13,179 sq ft)
incl: Production area	919 sq m	(9,891 sq ft)
Single-storey Showroom area	184 sq m	(1,980 sq ft)
Workshop offices	35 sq m	(381 sq ft)
Mezzanine Workshop/Stores	86 sq m	(927 sq ft)

First floor offices	123 sq m	(1,319 sq ft)
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Total site area	c. 1.2 acres	(0.49 hectares).
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RATEABLE VALUE

The property is described as 'Factory & Premises' with a Rateable Value of £42,250 (2023 Rating List).

DISPOSAL TERMS

The premises are available To Let at a guide rent of £65,000 per annum. Alternatively, the premises are available for Sale at a guide price of £750,000.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

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