

Offices, Neptune Street,
Hull, HU3 2BP

TO LET

Single storey office accommodation

Prominent location close to the
A63 Daltry Street Flyover /
English Street

2,083 sq ft (193.5 sq m)*

Generous on-site carpark

Self-contained site

Access off Neptune Street

Guide Rent £25,000 p.a.

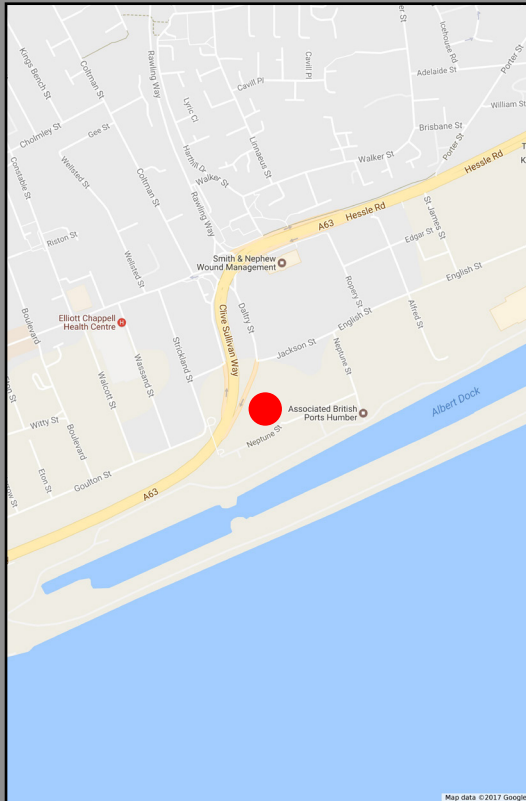
*Separate site of c.1 acre also available



Scotts
01482 325634

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What3Words: ///bunk.owls.single

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LOCATION / DESCRIPTION

The offices are located just off Neptune Street approximately 2 miles west of Hull city centre adjacent to the junction of English Street and the A63 westbound slipway.

Purpose built offices constructed of brick under a pitched concrete tile covered roof. The offices are extremely well presented comprising a large open plan office with separate meeting room, office and kitchen.

The offices benefit from suspended ceiling with integrated lighting throughout, with air cooling and heating cassettes serving the whole area and powered security shutters to all windows.

Outside there are c.20 marked car parking spaces

ACCOMMODATION

Offices 2,083 sq ft (193.5 sq m)

(Separate storage site extending to c.1 acre also available, further details are available from the agent.)

RATEABLE VALUE

We understand the property has a Rateable Value of £11,000 (Source: VOA Website).

An occupier may be eligible for small business rate relief, subject to status.

DISPOSAL TERMS

The property is available To Let on a new full repairing and insuring lease at a rent of £25,000 per annum on a term of years to be agreed.

ENERGY PERFORMANCE RATING: C

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

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.0000**

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