

Bridge Works, Stepney Lane,  
Hull, HU5 1HX

**TO LET**

General industrial, storage  
& distribution uses

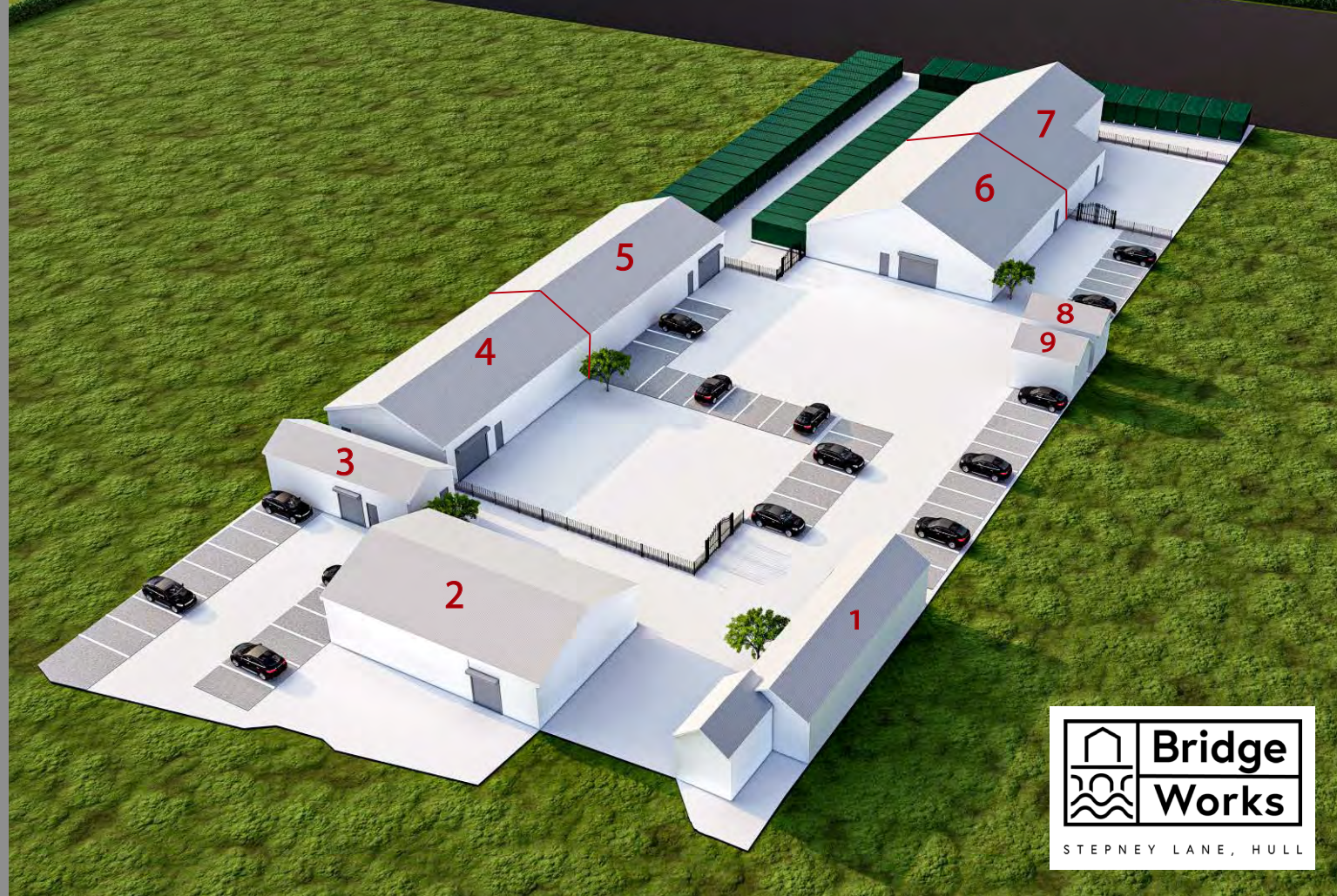
Accommodation from 16.9 sq m  
(182 sq ft) to 760.3 sq m  
(8,184 sq ft) available

The site offers a range of units  
with car parking available

Register interest now

Rents available on request

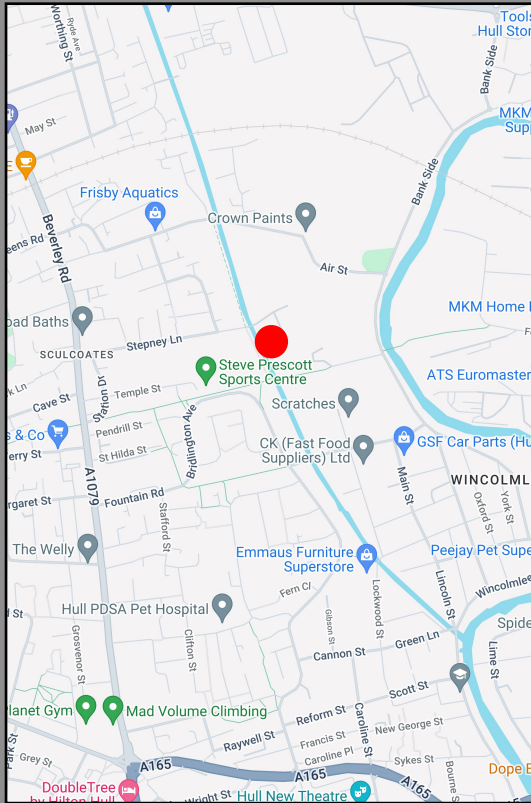
**Scotts**  
01482 325634





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## LOCATION/DESCRIPTION

The site is situated on the east side of Stepney Lane, approximately 1m north of Hull city centre.

The site comprises a mix of sizes and construction types. Accommodation can be taken individually or collectively depending on requirements.

## ACCOMMODATION

<b>Unit 1</b>	125 sq m	(1,346 sq ft)
<b>Unit 2</b>	246.4 sq m	(2,652 sq ft)
<b>Unit 3</b>	63.4 sq m	(682 sq ft)
<b>Unit 4</b>	241.7 sq m	(2,601 sq ft)
<b>Unit 5</b>	241.7 sq m	(2,601 sq ft)
<b>Unit 6</b>	398.6 sq m	(4,290 sq ft)
<b>Unit 7</b>	361.7 sq m	(3,893 sq ft)
<b>Unit 8</b>	20.6 sq m	(222 sq ft)
<b>Unit 9</b>	16.9 sq m	(182 sq ft)

## RATEABLE VALUE

Requires reassessment.

## LEASE TERMS

Please register your interest through an appointed agent.

## LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in a transaction.

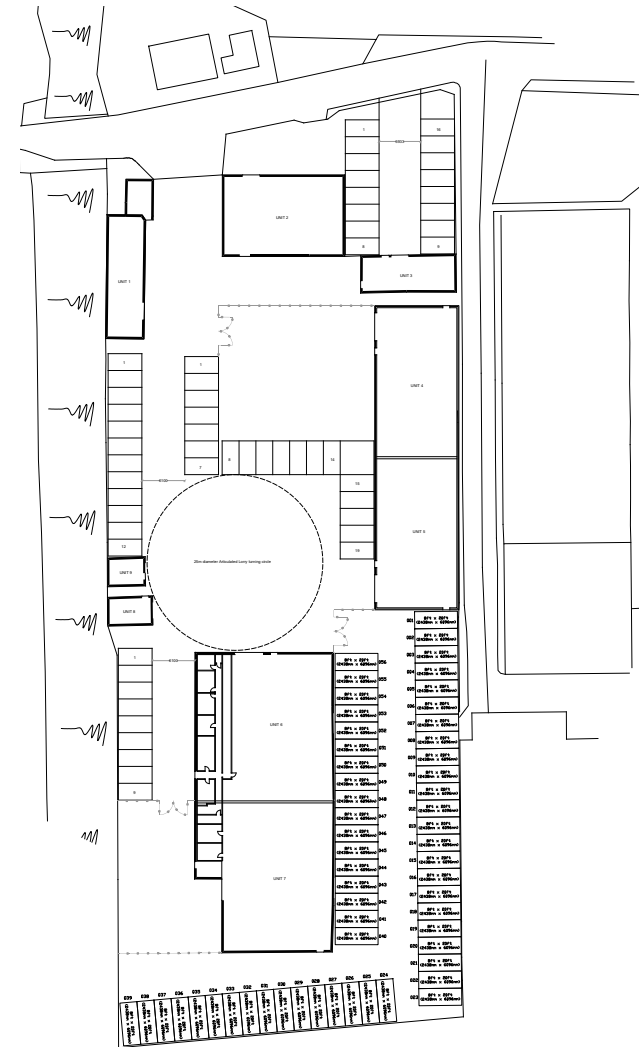
**ENERGY PERFORMANCE RATING:** Requires reassessment

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165.  
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