

The Deep Business Centre,  
Hull, HU9 1TT

---

**TO LET**

---

Impressive offices designed  
by Terry Farrell & Partners

Set within the site of the Deep  
Millennium Project

From 23 sq m (250 sq ft) to  
139.3 sq m (1,500 sq ft)

Exceptional office environment  
with spectacular views over the  
Humber

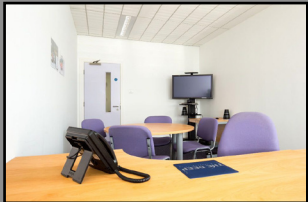
All Inclusive Rents

**Scotts**  
01482 325634



The Deep Business Centre,  
Hull, HU9 1TT

TO LET



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

## LOCATION

The Deep Millennium Project is located on a spectacular site at the confluence of the Rivers Hull and Humber. Just a few minutes walk from the City Centre, the site also benefits from the adjacent A63, which provides direct access to the national motorway network, ferry port and Humberside airport.

The offices are within a short walk of the Hull City Centre shopping area accessed via a new pedestrian bridge over the river Hull.

## DESCRIPTION

Located within easy walking distance of Hull City Centre the Deep Business Centre offers exceptional office accommodation. All units benefit from high quality reception services with conference and meeting rooms as well as communal areas within the Business Centre.

## ADDITIONAL SERVICES

The Business Centre can provide support services such as telephone answering, message taking service, photocopying, centralised fax facilities, secretarial word processing, conference and meeting room and catering facilities.

## LEASE TERMS

Offices are available on easy in easy out all inclusive terms to include the cost of services and business rates.

## ENERGY PERFORMANCE RATING: C

## 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 Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165 or Danielle Smart [danielle@scotts-property.co.uk](mailto:danielle@scotts-property.co.uk) 07739 590596

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.3434**

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.