Unit 6 Sidings Court,
Priory Park East, Hull, HU4 7DY

TO LET

by Assignment

Modern warehouse/workshop
of 222 sq m (2,390 sq ft)

Part of Priory Park adjacent
to the A63

Good citywide access, close to the
Humber Bridge and M62

Held on an existing 5 year lease
until 21 February 2029 with a tenant
break on 21 February 2027

Rent £21,000 p.a.exc.

Scotts
01482 325634





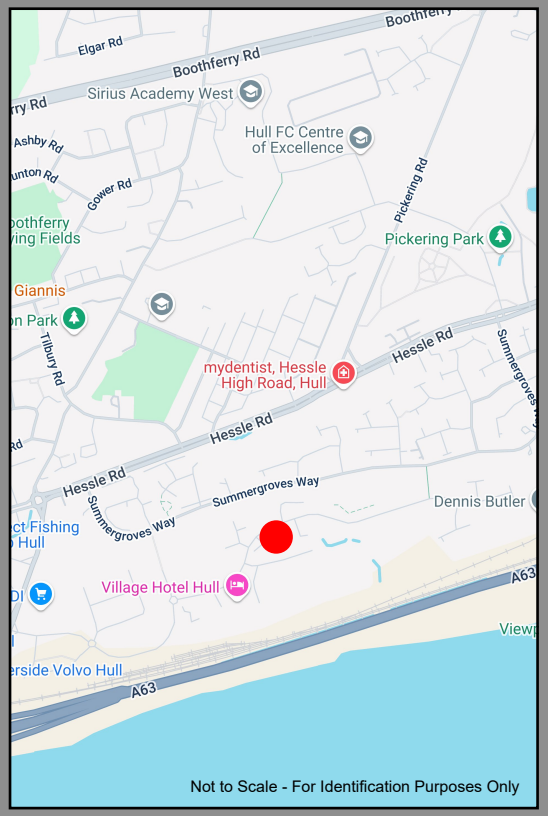




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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located on Priory Park, a substantial business park located to the west side of Hull approximately 4 miles from the city centre, adjacent to the A63. Priory Park is home to a range of high quality occupiers including Village Hotel, various vehicle dealerships, Arco National Distribution Centre and a wide range of office and industrial occupiers.

This modern mid-terrace unit is of steel portal frame construction under a mono pitch roof with blockwork to lower levels overclad with insulated profile metal cladding incorporating skylights. Party walls are fully formed in blockwork. The unit has an internal frontage height to the underside of the roof of c.7.7m (25') with a height at the rear of c.6.4m (21'). A main access door has a width of c3.2m (10' 4") x a height of c.4.1m (13' 6").

Within the unit there is partitioned reception/admin office area and a kitchen/restroom together with two WC facilities, one to disabled specification. There is a capped gas supply and 3 Phase electricity.

There is a common service yard with car parking immediately to the front of the subject premises.

ACCOMMODATION

Unit 6 – width 12.0m (39' 5") x depth 18.5 m (60' 6") – c.222 sq m (2,390 sq ft) gross internal area

RATEABLE VALUE

The property is described as 'Workshop & Premises' with a rateable value of £18,500 (2026 Rating List).

DISPOSAL/LEASE TERMS

The premises are available by way of assignment of the existing lease for a term of 5 years from 22 February 2024 with the benefit of a tenant only break option on 21 February 2027 subject to not less than 6 months' prior notice.

The tenant is responsible for all usual outgoings and repairs but with limitations by way of a Schedule of Condition. A service charge is payable for the provision of estate services, repair/maintenance of common areas and management.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. The parties will share the professional costs of the landlord in connection with its consent process and the grant of the Licence to Assign.

ENERGY PERFORMANCE RATING: C (59)

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 / Rose Cardwell rose@scotts-property.co.uk 07739 590596 or Joint Agent Aitchison Rafferty - Laurence Barton laurence.barton@argroup.co.uk 07860 203708 / Max Buckland max.buckland@argroup.co.uk 020 7907 3728

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