10 - 12 Lime Street,
Hull, HU8 7AB

TO LET

Industrial / Warehouse Unit

Accommodation extends to
1,746 sq m (18,800 sq ft)

Includes workshops, stores
& offices

Prominent location, a short walk from the city centre amenities with excellent transport links

Car parking available adjacent

Guide Rent £40,000 p.a.

Scotts
01482 325634



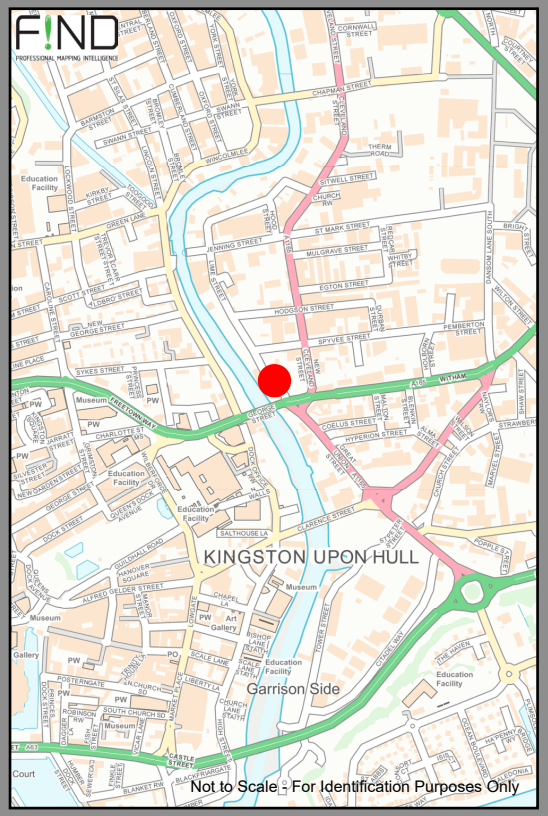






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Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The property is located on the west side of Lime Street approximately a quarter of a mile East of Hull's City Centre main amenities with direct vehicular access linking to Cleveland Street, Great Union Street (A1165) and the A63 via Roger Millward Way.

DESCRIPTION

The premise compromises a purpose-built engineering workshop/factory unit principally constructed of a steel portal frame and over clad with insulted profile sheet with brick elevations to both Lime Street and The River Hull.

The accommodation is split into 3 main eaves: the main workshop is full height area with the benefit of 21'0" (6.4 m) eaves; the side workshop and store built over ground and first floor and benefiting from 3 small gantry cranes (2 x 1 ton and 1 x 1 ½ ton); the rear offices including meeting rooms fronting the River Hull. The property benefits from a three-phase power supply, alarm system and roller shutter door access to the main workshop area.

ACCOMMODATION

Workshop/ factory	1,218 sq m	(13,117 sq ft)
Offices	180 sq m	(1,944 sq ft)
First floor stores	347.2 sq m	(3,738 sq ft)
Total	**1,746 sq m**	**(18,799 sq ft)**

RATEABLE VALUE

The property is described as 'Factory and premises' with a rateable value of £48,200 (2026 Rating List) - Source VOA.

DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms by negotiation at a guide rent of £40,000 per annum.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

The ingoing 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 on tim@scotts-property.co.uk or 07801 515165 or Rose Cardwell rose@scotts-property.co.uk 07739 590596

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