



OFFICES AVAILABLE

3,572 - 11,136 sq ft (332- 1,035 sq m) / IMMEDIATELY AVAILABLE / TO LET

DESCRIPTION

Willerby Hill is an exceptional new Business Park within mature surroundings located to the west of the City of Hull. Access from the A63 is via The Beverley Humber Bridge Link Road, the A164.

Designed and built to a particularly high level of specification, the buildings provide the following principal features:

- Grade A specification
- Flexible open plan floor
- Raised access floors
- Recessed lighting
- Anti-glare double glazing
- Ability to accommodate retro fit air-conditioning
- Suspended ceilings
- Ample on site car parking

TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed. Full details of quoting rents and estate charges are available on application to the joint agents.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

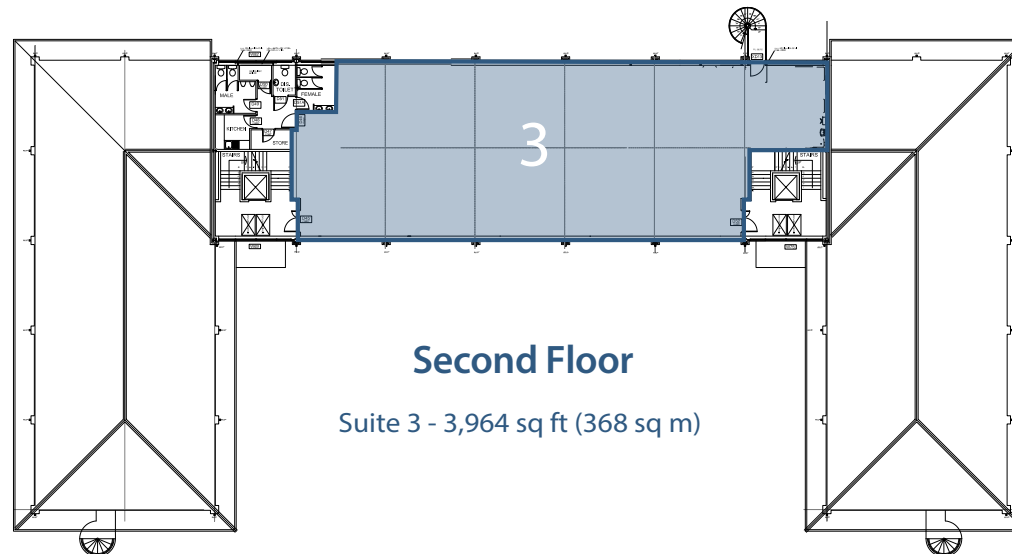
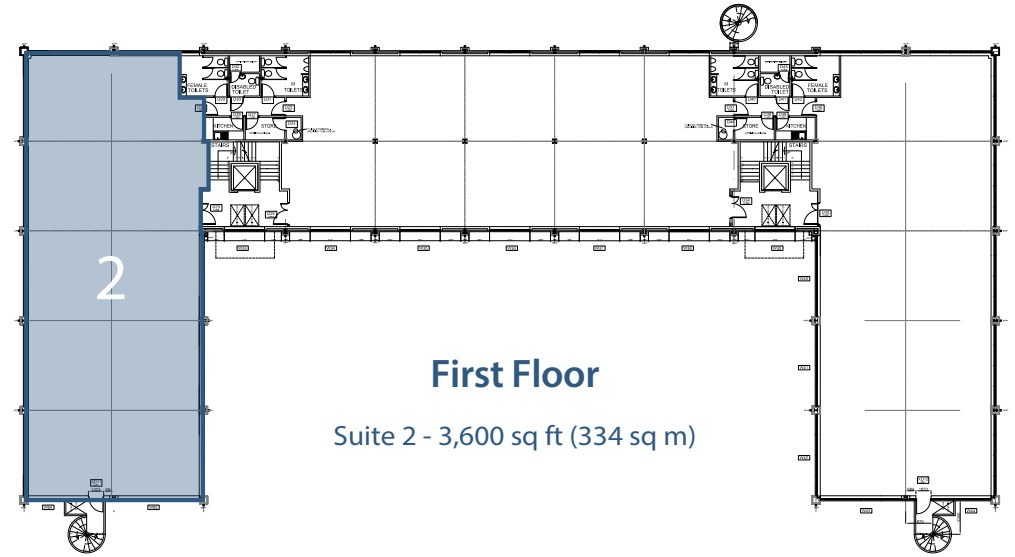
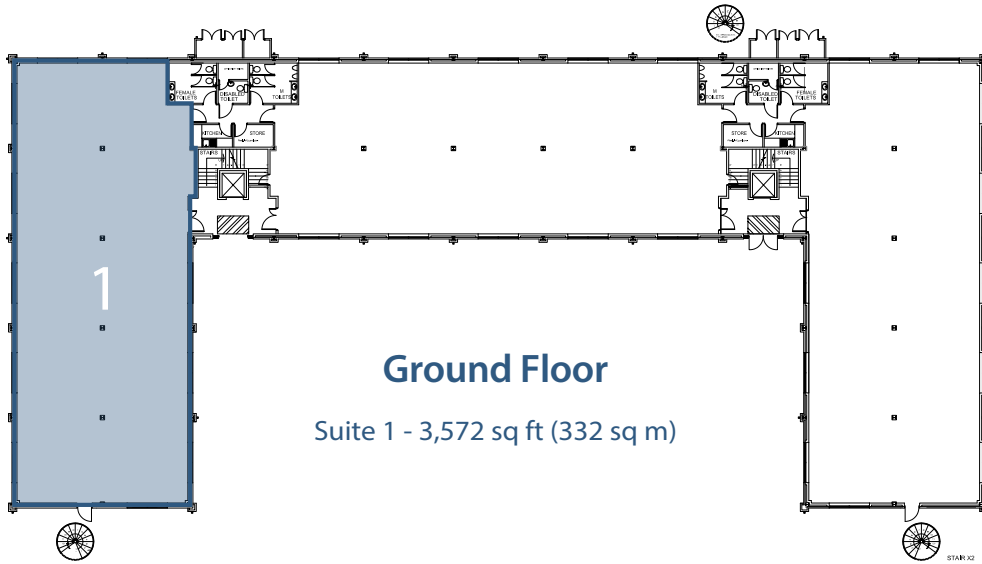
VAT

Prices, outgoings and rentals are exclusive of, but may be liable to VAT at the standard rate.





AVAILABILITY





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

ENTRANCE TO EXERCISE REHABILITATION & HYDROTHERAPY CENTRE

TENNIS COURTS

SKID

EXIT ONLY

ROAD WIDTH 6M

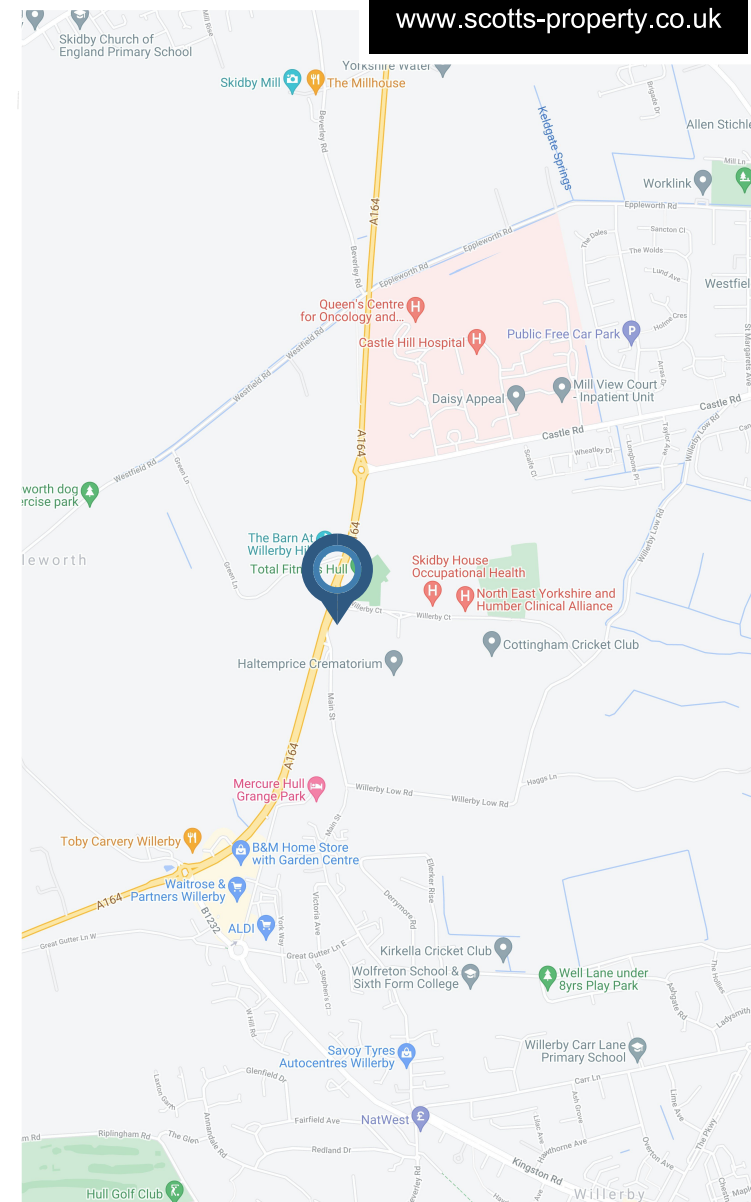
BUILDING C

PROPOSED SITE ACCESS

A164

SOUTH WEST LODGE

SHELTER



Offices: Hull 66 - 68 Humber Street, HU1 1TU

Scunthorpe Sovereign House, Arkwright Way, DN16 1AL

Grimsby 12 Town Hall Street, DN31 1HN

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.