2nd Floor Offices, Albion House
Albion Street, Hull, HU1 3TE

TO LET

City centre
Second floor offices

Available as a whole or in part

Total accommodation
209 sq m (2,254 sq ft)

Mixture of open plan and partitioned offices

Close proximity to Hull's retail core and Transport Interchange

Situated directly opposite Hull's new community diagnostics centre (CDC)

Eligible for 100% business rates relief

First year rent £12,000 p.a.

Scotts
01482 325634



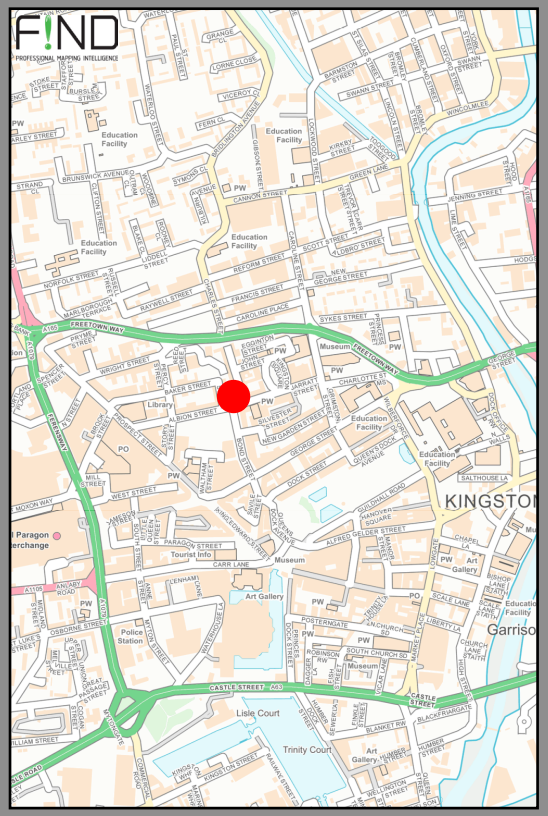






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TO LET



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

LOCATION

The property is located on Albion Street at its junction with Bond Street in Hull City Centre. The property benefits from close proximity to the main shopping centres, high street and Hulls transport Interchange.

The surrounding area is a mixture of residential and commercial uses, including offices, restaurants and professional services.

DESCRIPTION

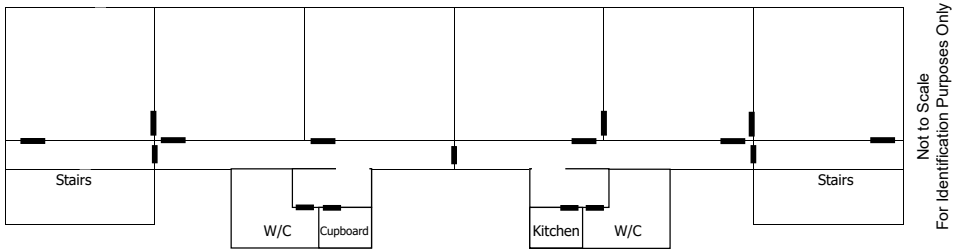
The property is a three-story development comprising retail units at ground floor level and offices on the first and second floor. The vacant offices are accessed off Union Street and Charles Street via a ground floor lobby with stairs to the upper floors.

The accommodation is a mixture of open plan and partitioned offices benefiting from a staff kitchen and WC's.

The second floor office accommodation provides scope to be occupied separately or as a whole, subject to the ingoing tenants requirements.

ACCOMMODATION

Offices 209.5 sq m (2,254 sq ft)



RATEABLE VALUE

The second floor is part of a larger assessment. Occupiers may benefit from the small business rate relief scheme.

DISPOSAL TERMS

The property is offered To Let on a new full repairing and insuring lease for a three-year term based on a phased rent starting at £12,000 in year 1, £13,500 in year 2 and £15,000 in year 3.

ENERGY PERFORMANCE RATING: Requires re-assessment

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 Rose Cardwell rose@scotts-property.co.uk 07739 590596

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