

Victoria Works, Prospect Place  
(Off Hedon Road), Hull, HU9 1DU

# TO LET

First floor office extending to  
110 sq m (1,180 sq ft)

Fit out specification to be  
agreed with tenant

Near to the City Centre and  
Docks

Excellent Access to the A63

Fibre broadband connection  
available

Rent £10,000 p.a.

**Scotts**  
01482 325634



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## LOCATION

Victoria Works is located 1 mile east of Hull City Centre close to the A63 Garrison Road and A1165 Great Union Street interchange. The office accommodation fronts Hedon Road. Proximity to the A63 provides excellent access to the dock complex and to the Humber Bridge/national motorway network. The immediate area is predominantly industrial in nature. Nearby occupiers include Travis Perkins Timber & Builders Merchants on Clarence Street and the Royal Mail delivery office on St. Peter Street.

## DESCRIPTION

The offices provide first floor accommodation overlooking Hedon Road, accessed via an independent stairwell to Hedon Road. The offices are currently mid-refurbishment with the final specification to be agreed. The offices currently provide a main suite, with a smaller meeting room/office and staff kitchen partitioned from the main accommodation. The offices benefit from gas central heating and double glazed windows throughout. W.C. facilities are also provided. Car parking is to be included with the accommodation on the Victoria Works site, to be accessed immediately from Hedon Road once completed

## ACCOMMODATION

Office Suite	71 sq m	(760 sq ft)
Office/Meeting Room	23 sq m	(248 sq ft)
Kitchen/Staff Room	16 sq m	(172 sq ft)

**Total Accommodation 110 sq m (1,180 sq ft)**

## RATEABLE VALUE

The property forms part of a larger site and therefore requires reassessment.

## DISPOSAL TERMS

The property is available To Let by way of a Full Repairing and Insuring lease, at a guide rent of £10,000 per annum, for a term to be negotiated.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## LEGAL COSTS

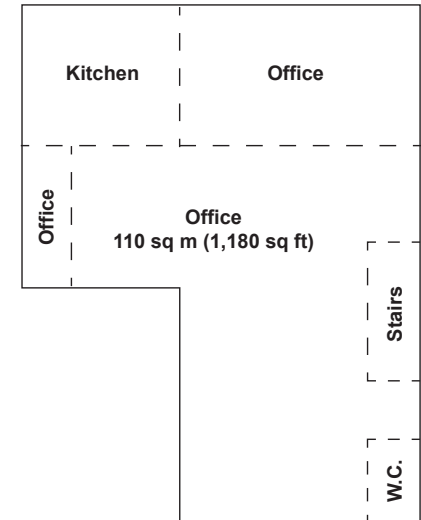
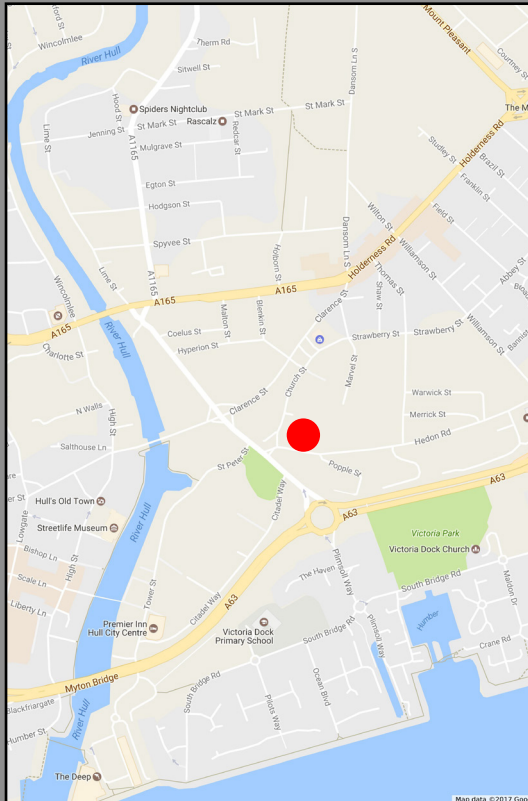
The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk)

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6378**

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