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.

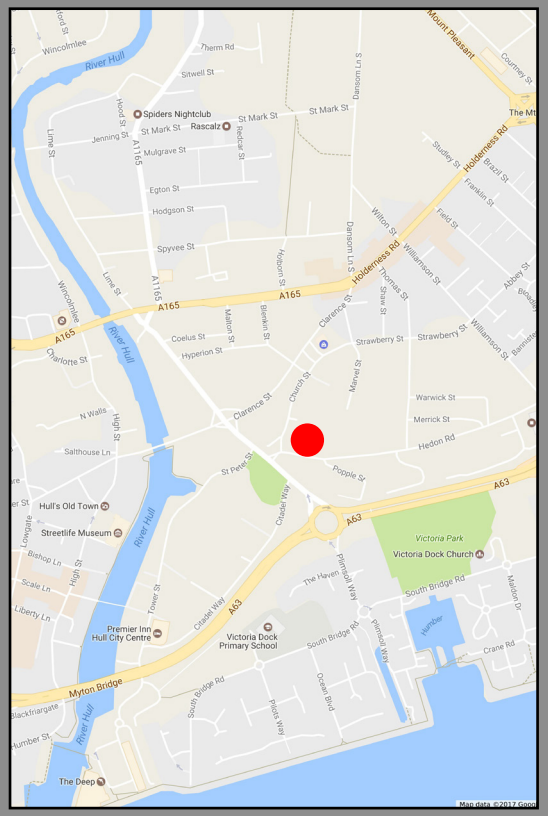
Scotts
01482 325634





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

TO LET



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

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.

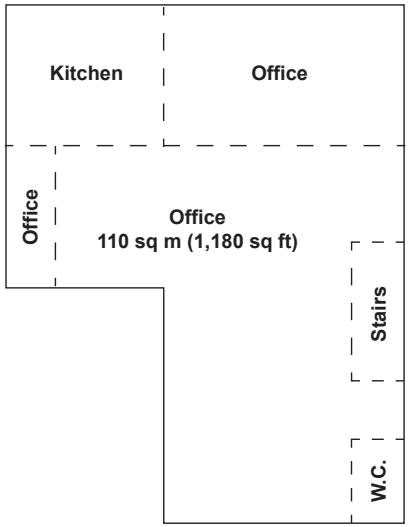
DESCRIPTION

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

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.