

Unit 7 Global Business Park,
Hamburg Road, Hull, HU7 0AE

TO LET

Industrial unit located on Sutton Fields

Total accommodation extending to
c.362 sq m (3,900 sq ft) overall

Suitable for industrial, warehouse
or trade counter use

Dedicated car parking

Popular commercial location with
excellent transport links and trade
suppliers nearby, such as Jewson and
Wickes

Available immediately on
new lease terms

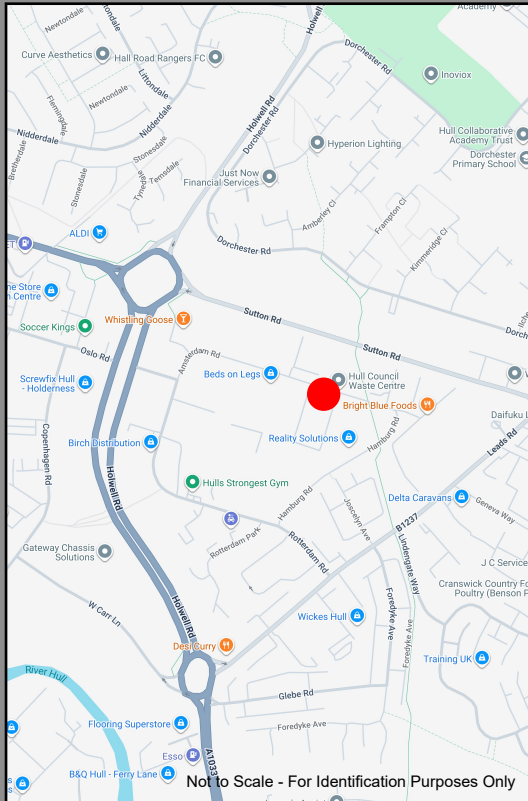
Guide Rent £21,000 p.a.exc.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The property is located on the north side of Hamburg Road within Sutton Fields Industrial Estate approximately 3 miles north of Hull city centre. Sutton Fields is an established industrial / commercial location reflecting a mix of general industrial, warehouse and trade counter uses.

DESCRIPTION

The mid terrace unit is of steel portal frame construction beneath a mono pitched insulated roof with blockwork and profile metal cladding to the elevations in addition to part glazed frontage and 'up & over' shutter door. The unit has been comprehensively fit out to provide an open plan office at ground floor in addition to staff facilities with 2 private offices at first floor overlooking a landing and open staircase.

The accommodation offers a regular shaped workshop with an effective eaves height of 5.7m increasing to 6.4m at the rear.

There is a shared yard with 4 dedicated car parking spaces. The unit has 3-phase electricity, mains water and drainage connected.

ACCOMMODATION

Unit 7	2,885 sq ft (268 sq m) - Including Ground Floor Offices
First Floor Offices	430 sq ft (40 sq m)
Mezzanine Store	570 sq ft (53 sq m)

LEASE TERMS

The premises are offered To Let on a new full repairing and insuring lease for a minimum term of years to be agreed at a guide rent of £21,000 per annum exc.

RATEABLE VALUE

The premises are listed within the Rating List as 'Workshop & Premises' with a Rateable Value of £18,250 (effective April 26).

LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Requires assessment

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or Rose Cardwell rose@scotts-property.co.uk 07739 590596.

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