Unit 1 Estuary Business Park,
Priory Park East, Hull, HU4 7DY

TO LET

Attractive modern offices
located on Priory Park East

Easy access to the A63/M62 motorway
network and Humber Bridge

Provides excellent regional and
national connections

279 sq m (3,000 sq ft) or
558 sq m (6,000 sq ft) of flexible
accommodation over two floors

Up to 28 car parking spaces available

Rent on Application

Scotts
01482 325634









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TO LET



Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

Priory Park is a large popular business park located approximately 5 miles west of Hull City Centre with excellent access to the Humber Bridge and the A63/M62 motorway network. The property is located on Priory Park East, accessed via Henry Boot Way. This established business location boasts the city's main Park and Ride facility and the Village Urban Resort Hotel. The business park is also home to a Motor Village, ARCO and a variety of national, regional and local office businesses including Sainsbury's and Aldi.

DESCRIPTION

The property is a detached 2 story office available as a whole or single floor benefitting from an attractive modern appearance with brick cladding and a mono pitched roof, supplemented by a partial coloured feature façade providing a distinct appearance. The offices are set within landscaped surroundings and benefit from dedicated on-site parking.

ACCOMMODATION

Ground Floor	279 sq m	(3,000 sq ft)
First Floor	279 sq m	(3,000 sq ft)
Total	**558 sq m**	**(6,000 sq ft)**

The property may be taken as a whole or as a single floor subject to a tenants requirement and terms agreed. Up to 28 car parking spaces are available.

RATEABLE VALUE

The overall property is described as "Offices and Premises" and has a rateable value of £48,250 (2026 Rating List), under billing reference 10D1040300010A. If taking the property in part, reassessment will be required. Please contact the local rating authority for clarification of the actual rates payable.

ENERGY PERFORMANCE RATING: Requires Reassessment

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.

DISPOSAL TERMS

An assignment or a subletting may be available under an existing lease expiring (01/2027) or new terms by negotiation dependant upon a parties requirement and commitment.

FURTHER INFORMATION AND TO VIEW

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

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