

Lockwood Street,  
Hull, HU2 0HN

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# TO LET

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Industrial Unit

Total accommodation  
c.9,844 sq ft (914 sq m)

Suitable for storage or  
manufacturing

Shared concrete surfaced  
yard area

Popular industrial location

Guide Rent £25,000 p.a.

**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION

Lockwood Street is located within the established and well known industrial district of Wincolmllee. Situated approximately half a mile north of Hull City Centre, close to Freetown Way.

## DESCRIPTION

The building is of modern construction with a steel portal frame incorporating a brick / blockwork and externally clad. The unit comprises the middle bay. The site benefits from a shared yard providing access to the unit and facilitating options for external storage, parking and loading.

The building benefits from a loading door and 3-Phase electric.

## ACCOMMODATION

Gross internal area                      9,844 sq ft                      (914 sq m)

## RATEABLE VALUE

The property will require re-assessment.

## TERMS

The property is offered To Let on commercial full repairing and insuring terms, at a guide rent of £25,000 per annum.

**ENERGY PERFORMANCE RATING:** Exemption Certificate

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

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