12 Parliament Street,
Hull, HU1 2AP

TO LET

Located in Hull's historic old town quarter

Total accommodation
189.2 sq m (2,028 sq ft)

Opportunity to occupy prestigious Grade II Listed offices

Within walking distance of Hull City Centre and Transport Interchange

Fully Networked

Guide Rent £13,500 p.a.exc

Scotts
01482 325634









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www.scotts-property.co.uk

LOCATION

The subject property is located on the east side of Parliament Street within Hull's City Centre. Parliament Street is pedestrianised and links Whitefriargate to the south and Alfred Gelder Street to the north. It forms part of the Old Town Central Business District and is close to all main amenities.

DESCRIPTION

The property comprises an imposing mid terraced c. 18th Century building with many original features. The property is Grade II Listed and forms part of an architecturally impressive street. The property has recently been refurbished to provide turnkey office accommodation, staff kitchen and separate WCs.

ACCOMMODATION

Arranged over 3 floors comprising:

Basement	40.5 sq m	(436 sq ft)
Ground Floor	45.3 sq m	(488 sq ft)
First Floor	41.0 sq m	(431 sq ft)
Second Floor	35.3 sq m	(381 sq ft)
Third Floor	27.1 sq m	(292 sq ft)
Total	**c.189.2 sq m**	**(2,028 sq ft)**

LEASE TERMS

The accommodation is available on a new Full Repairing and Insuring Lease (FRI) at a guide rent of £13,500 per annum exclusive.

RATEABLE VALUE

The property is described as 'Offices and Premises; with a Rateable Value of £11,000 (Effective April 2026). Under the current assessment, an eligible occupier will benefit from small business rate relief.

ENERGY PERFORMANCE RATING: C (63)

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 or Tim Powell tim@scotts-property.co..uk 07801 515165

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