Unit A2 & A3 Kingston Ind. Est.
Stockholm Road, Hull, HU7 0XW

TO LET

Industrial accommodation located in Sutton Fields

Accommodation as a whole extending to approx.
408.2 sq m (4,394 sq ft) overall

Available by way of an assignment of the whole or individually, subject to the terms offered & landlord consent

Dedicated car parking

Popular industrial location

Guide Rent £33,000 p.a.

Scotts
01482 325634



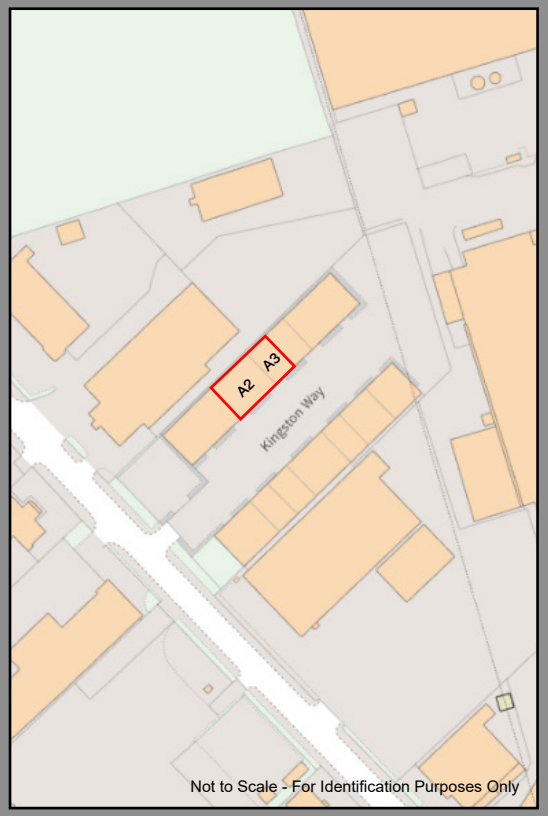






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Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The units are located on the Sutton Fields industrial estate, approximately 2 miles north of Hull city centre. Sutton Fields is an established industrial location with excellent cross city access via Stoneferry Road (A1165).

DESCRIPTION

The premises comprise three mid-terrace industrial units on a shared site accessed off Stockholm Road. The units are built using a steel portal frame with concrete block and brick infill to the elevations. The roof is mono pitched providing a maximum eaves height of 5m. There are two electric roller shutter doors and one manual concertina door measuring 4.8m high and 3.4m wide. Each unit benefits from dedicated forecourt car parking.

ACCOMMODATION

A2	273.7 sq m	(2,946 sq ft)
A3	134.5 sq m	(1,448 sq ft)
Total	**408.2 sq m**	**(4,394 sq ft)**

LEASE TERMS

An assignment or a subletting may be available under an existing lease of all three units at a passing rent of £33,000 pax and expiring 04/27. A new lease may also be available under full repairing and insuring terms by negotiation.

RATEABLE VALUE

The units are listed in the Valuation Office Agency rating list under the following assessments (effective April 26).

A2 is described as 'Workshop & Premises' with a Rateable Value of £19,250.

A3 is described as 'Store & Premises' with a Rateable Value of £12,000

An eligible occupier may benefit from small business rates relief (subject to qualifying status).

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: C (72)

FURTHER INFORMATION AND TO VIEW

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

Offices: **Hull** 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7239**

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