

Unit A4 Kingston Way Factory Estate,
Stockholm Road, Hull, HU7 0XW

TO LET

Regular shaped industrial unit

Extending to approximately
134.5 sq m (1,447 sq ft) overall

Dedicated car parking on a
secure shared yard

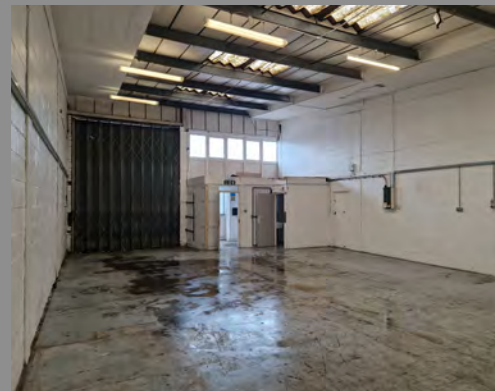
Eligible for 100% exemption under the
Small Business Rates Relief Scheme

Excellent cross city access via A1165
Stoneferry Road

Located on Sutton Fields,
a popular industrial location

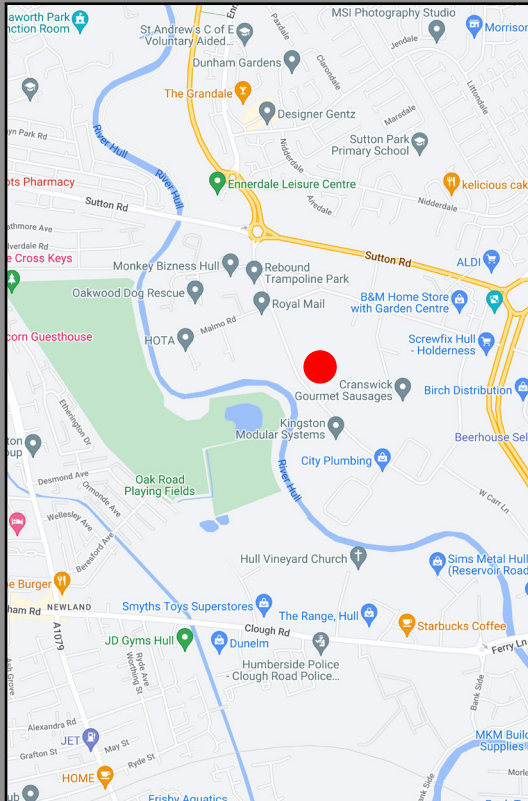
Guide Rent £12,000 p.a.e.

Scotts
01482 325634



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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).

The area is recognised as a business/employment zone reflecting a wide range of trade counter, industrial, storage and distribution.

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

Ground Floor Workshop, Reception & WC's 134.5 sq m (1,447 sq ft)

RATEABLE VALUE

The property is described as 'Workshop & Premises' with a Rateable Value of £11,000 (2026 Rating List). Under current legislation, the property qualifies for 100% exemption under the Small Business Rates Relief Scheme.

LEASE TERMS

The premises are available under a subletting or a new full repairing and insuring lease for a minimum term of 3 years at a rent of £12,000 per annum exc.

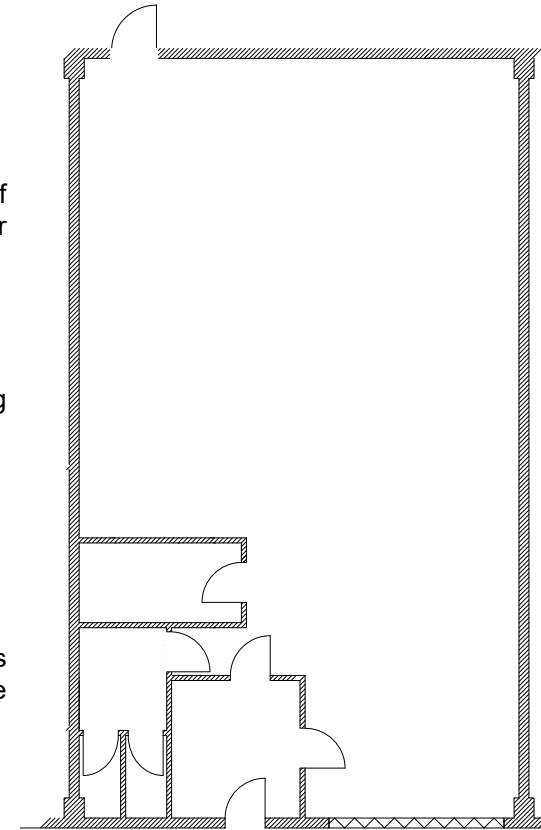
ENERGY PERFORMANCE RATING: E (119)

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.

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302



Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.0000**

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