

Bridge Works, Stepney Lane,  
Hull, HU5 1HX

**TO LET**

General industrial, storage  
& distribution uses

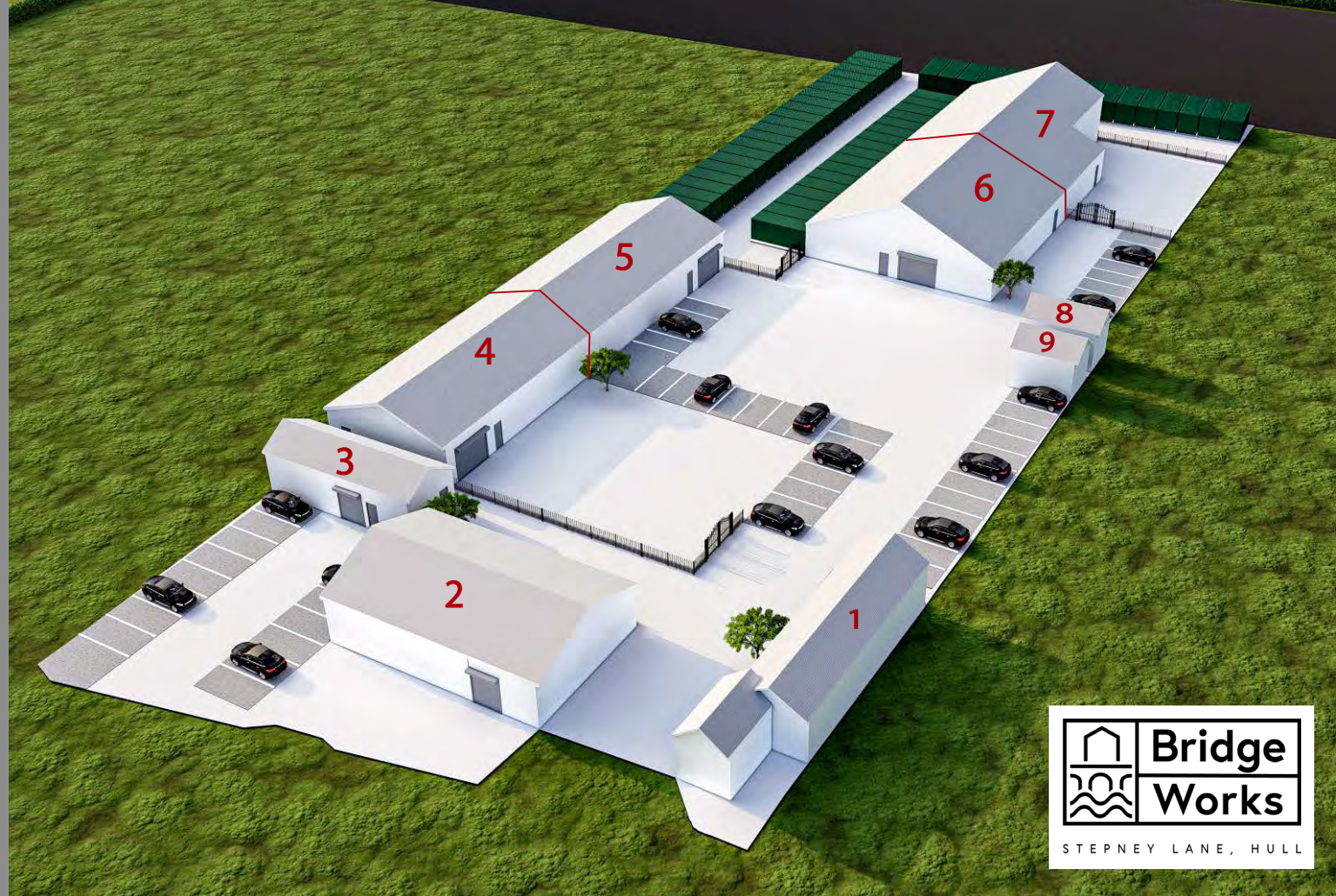
Accommodation from  
25 sq m (270 sq ft) to  
211 sq m (2,275 sq ft) available

The site offers a range of units  
with car parking available

Register interest now

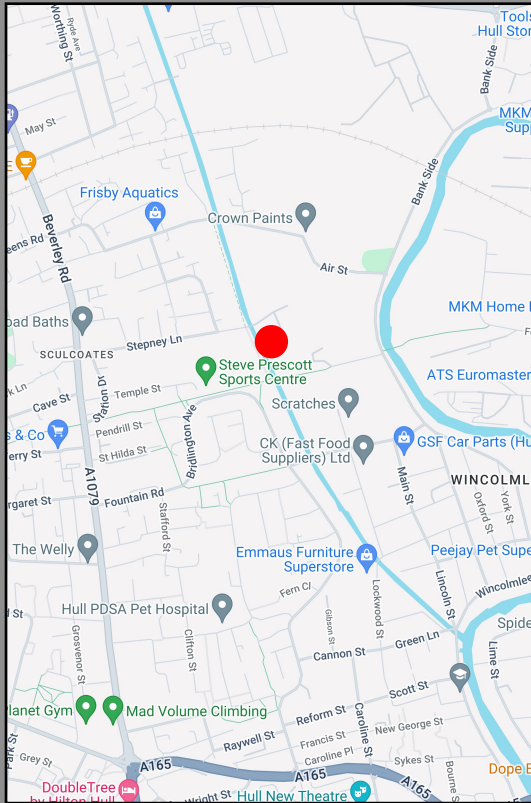
Rents available on request

**Scotts**  
01482 325634



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Hull, HU5 1HX

TO LET



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01482 325634  
www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The site is situated on the east side of Stepney Lane, approximately 1m north of Hull city centre. The site comprises a mix of sizes and construction types. Accommodation can be taken individually or collectively depending on requirements.

## ACCOMMODATION

Hybrid 1	118.45 sq m	(1,275 sq ft)	Hybrid 10	74.32 sq m	(800 sq ft)
Hybrid 2	211.35 sq m	(2,275 sq ft)	Hybrid 11	97.55 sq m	(1,050 sq ft)
Hybrid 3	75.25 sq m	(810 sq ft)	Hybrid 12	100.15 sq m	(1,078 sq ft)
Hybrid 4	120.03 sq m	(1,292 sq ft)	Hybrid 13	147.99 sq m	(1,593 sq ft)
Hybrid 5	120.03 sq m	(1,292 sq ft)	Hybrid 14	205.31 sq m	(2,210 sq ft)
Hybrid 6	120.03 sq m	(1,292 sq ft)	Hybrid 15	25.08 sq m	(270 sq ft)
Hybrid 7	120.03 sq m	(1,292 sq ft)	Hybrid 16	37.07 sq m	(399 sq ft)
Hybrid 8	72.00 sq m	(775 sq ft)	Hybrid 17	37.07 sq m	(399 sq ft)
Hybrid 9	95.22 sq m	(1,025 sq ft)	Hybrid 18	37.07 sq m	(399 sq ft)

## RATEABLE VALUE

Requires reassessment.

## LEASE TERMS

Please register your interest through an appointed agent.

## LEGAL COSTS

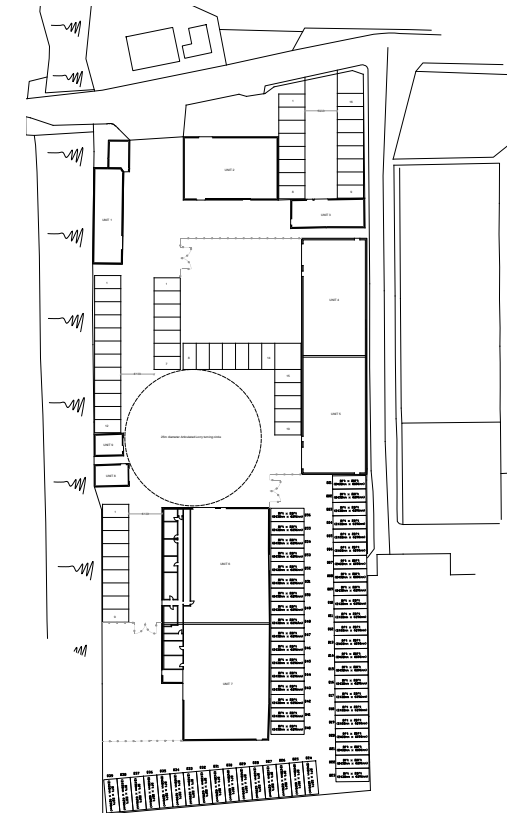
The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in a transaction.

**ENERGY PERFORMANCE RATING:** Requires reassessment

## FURTHER INFORMATION AND TO VIEW

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

Joint Agent: Ben Cooper, PPH Commercial  
[ben.cooper@pph-commercial.co.uk](mailto:ben.cooper@pph-commercial.co.uk) 01482 626912



Not to Scale - For Identification Purposes Only

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7109**

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