Unit 3 Bridge View,
Priory Park East, Hull, HU4 7DY

FOR SALE / TO LET

High Specification Offices

Extends to 214 sq m (2,304 sq ft)

On-site car parking spaces

Nearby occupiers inc. car dealerships, food and retail uses and a hotel

Located close to the A63, Humber Bridge & motorway network

Priory Park benefits from an onsite park and ride facility

Guide Price £345,000
Guide Rent £28,000 p.a.

Scotts
01482 325634



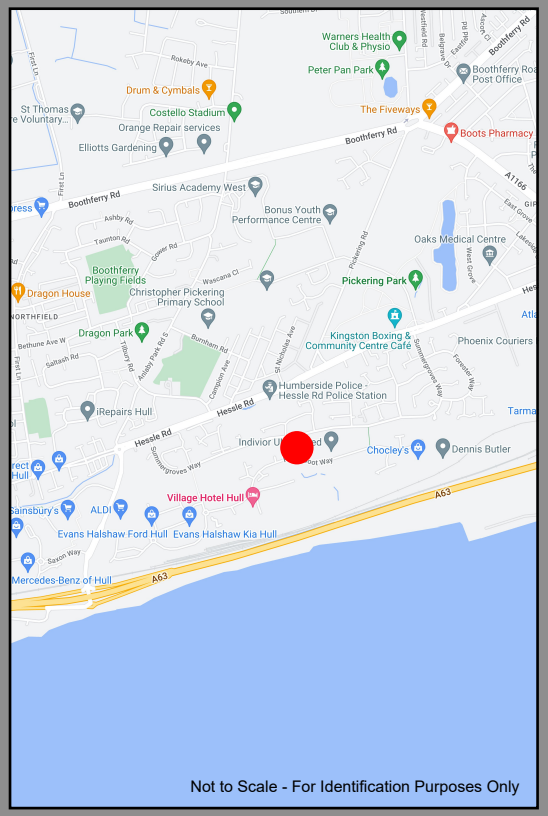






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www.scotts-property.co.uk

LOCATION

Priory Park is situated approximately 4 miles west of Hull city centre near to Hessle on the periphery of the city. The wider development is situated close to the A63, Humber Bridge and associated national motorway network. Priory Park benefits from an onsite park and ride facility.

The property is located in a purpose-built business park on Priory Park East which is a mixed-use development comprising of car dealerships, food retail and a hotel. Priory Park has been substantially transformed over the last 30 years.

DESCRIPTION

The property comprises a high specification office development across ten similar specification units each with designated car parking within a central parking area. The unit is constructed of steel with brick elevations with an attractive coloured tile feature façade, together with a two-storey glazed entrance way. Internally the offices are fitted out to a high specification.

The accommodation has comfort cooling and benefits from suspended ceilings throughout and integrated LED lighting. Outside there is car parking for approximately 9 car parking spaces within the communal car park.

ACCOMMODATION

Unit 3	214 sq m	(2,304 sq ft)

RATEABLE VALUE

Units 3 & 4 Bridge View are described as 'Office & Premises' and have a Rateable Value of £48,000 (2026 Rating List). An application to split the assessment has been submitted.

The occupant in accordance with the commercial lease terms is responsible for the payment of business rates and usual outgoings.

TERMS

The property is available For Sale at a guide price of £345,000.

The unit is also available To Let at a guide rent of £28,000 per annum.

ENERGY PERFORMANCE RATING: D (84)

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 07801 515165 or Rose Cardwell rose@scotts-property.co.uk 07739 590596.

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