Unit 6 Global Business Park,
Hamburg Road, Hull, HU7 0AE

TO LET

Industrial unit located on Sutton Fields

Total accommodation extending to c.269 sq m (2,896 sq ft) overall

Suitable for industrial, warehouse or trade counter use

Dedicated car parking

Popular commercial location with excellent transport links and trade suppliers nearby, such as Jewson and Wickes

Available immediately on new lease terms

Guide Rent £18,000 p.a.exc.

Scotts
01482 325634

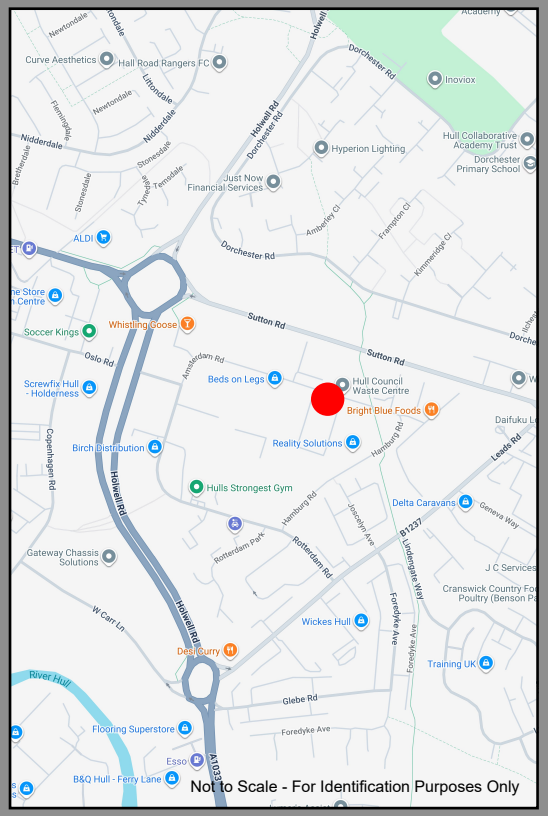






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TO LET



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

LOCATION

The property is located on the north side of Hamburg Road within Sutton Fields Industrial Estate approximately 3 miles north of Hull city centre. Sutton Fields is an established industrial / commercial location reflecting a mix of general industrial, warehouse and trade counter uses.

DESCRIPTION

The mid terrace unit is of steel portal frame construction beneath a mono pitched insulated roof with blockwork and profile metal cladding to the elevations. The accommodation offers a regular shaped workshop with an effective eaves height of 5.7m increasing to 6.4m at the rear, a partitioned office and WC.

Access is provided by a sectional door (4m wide by 4.5m high), as well as a separate personnel door.

There is a shared yard with four dedicated car parking spaces.

The unit has 3-phase electricity, mains water and drainage connected.

ACCOMMODATION

Ground floor	269 sq m	(2,896 sq ft)

LEASE TERMS

The premises are offered To Let on a new full repairing and insuring lease for a minimum term of years to be agreed at a guide rent of £18,000 per annum exc.

RATEABLE VALUE

The premises are listed within the Rating List as 'Workshop & Premises' with a Rateable Value of £18,250 (effective April 26).

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: Requires assessment - TBC

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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