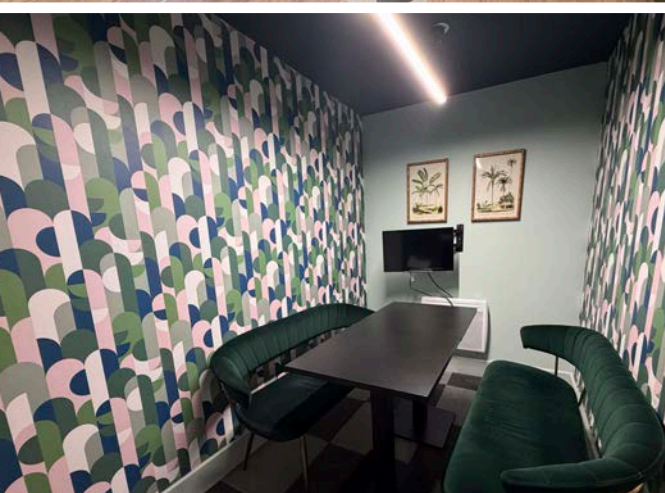
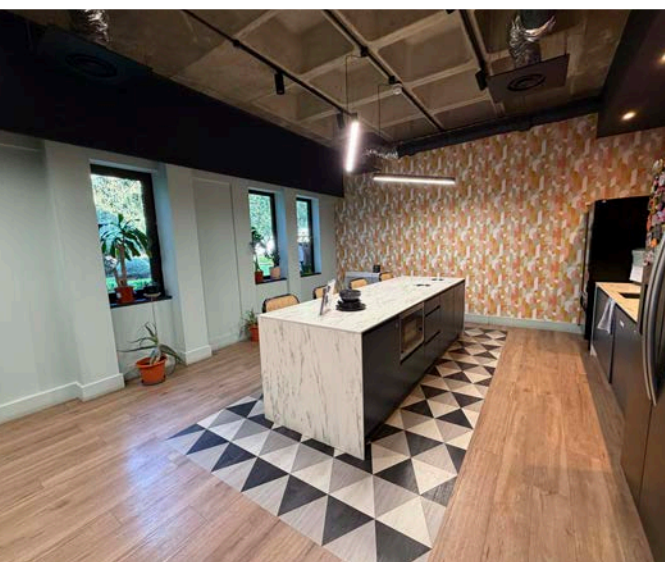
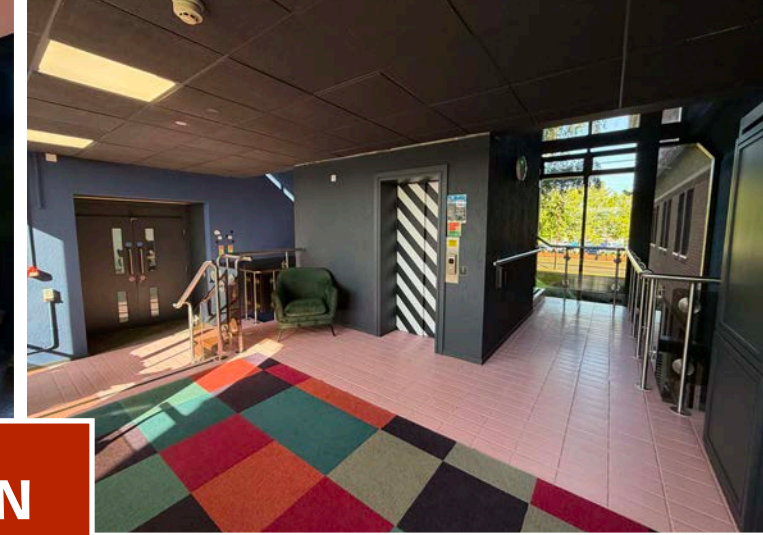




K3, Clough Road, Hull, HU5 1SN

Office Suites & Industrial Units

Available To Let

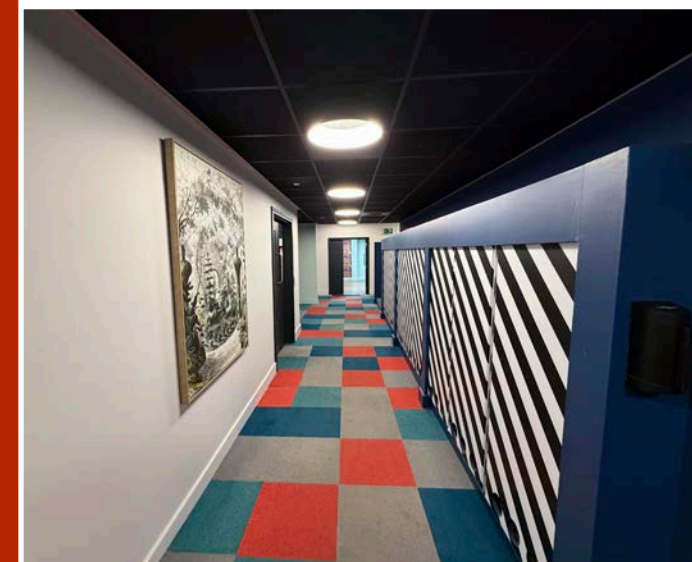
15 sq m (160 sq ft) to 1,486 sq m (16,000 sq ft)

Comprises a range of light industrial,
design studios and offices

Available as a whole or in part
(to suit an occupiers requirements)

Rent on Application

Scotts
01482 325634



LOCATION

K3 Business Centre occupies a prominent position within one of Hull's established commercial locations, approximately three miles north of the city centre. The centre benefits from excellent connectivity to the wider road network, with convenient access to the A63, A1079, and the M62 motorway corridor. Situated on Clough Road, the premise is surrounded by a range of retail, industrial, office, and leisure occupiers, such as Humberside Police, Humberside Fire & Rescue, The Range, Smyths Toys, Go Outdoors, Dunelm and JD Gyms

DESCRIPTION

K3 Business Centre comprises a range of industrial, studio, and office units within a well-established commercial setting. Occupiers benefit from on-site parking, private meeting rooms, communal kitchen facilities, an on-site manager, and security measures throughout the estate. Additional amenities include an on-site café and children's nursery.

ACCOMMODATION

Flexible terms are available, with periods such as 6-months suitable. We have units available from 160 sq ft - 16,000 sq ft (subject to availability).

TERMS

Rent on Application. Contact the agent for further details

RATEABLE VALUE

The tenant will be responsible for notifying / paying any applicable rates

ENERGY PERFORMANCE RATING: Office Block: B / Industrial Units: E

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



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

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