

Fifth Floor, Lowgate House
Lowgate, Hull, HU1 1EL

TO LET

Modern City Centre Offices

Available as a whole or
as two individual suites

Rear Suite 165 sq m (1,779 sq ft)

Front Suite 194 sq m (2,088 sq ft)

As a whole c.359 sq m (3,867 sq ft)

Located in the heart of
historic Old Town

Close to Courts and Guildhall

Rent on Application

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Lowgate House is located in Hull, the regional capital of the East Riding of Yorkshire. It is situated within the attractive Old Town, occupying a prominent position on the east side of Lowgate at its junction with Bishop Lane in the heart of Hull's Business District close to the Crown Court, Magistrates Court and the Guildhall. The property is accessible to all of the city centre's amenities. Lowgate House also benefits from excellent cross city connectivity through easy road access, excellent public transport links and is close to public car parking facilities. Contract car parking options are available nearby.

DESCRIPTION

The offices have the benefit of an attractive communal entrance with upper floors served by two lifts. The 5th floor suite as a whole has windows looking over three aspects .

ACCOMMODATION

Rear Suite	165 sq m	(1,779 sq ft)
Front Suite	194 sq m	(2,088 sq ft)
As a whole	c.359 sq m	(3,867 sq ft)

Additional accommodation is available within Lowgate House if required.

LEASE TERMS

The space is available on effective full repairing and insuring lease terms with rent on application.

There is a service charge payable which contributes to the repair/maintenance of the exterior of the property, cleaning and lighting of common areas, heating of the offices and management.

RATEABLE VALUE

The premises are described as 'Office and Premises' with Rateable Value of £12,250 for the rear suite and £12,500 for the front suite (2023 Rating List). Under current provisions a qualifying small business will therefore benefit from a significant discount on rates payable if leasing an individual suite.

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D

FURTHER INFORMATION AND TO VIEW

Contact Danielle Smart danielle@scotts-property.co.uk 07739 590596 or 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.5488**

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