

Unit 5, Wharram Street,  
Hull, HU2 0JP

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# TO LET

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Industrial Accommodation

Total floor area extending to  
236.2 sq m (2,542 sq ft)

Self-contained yard

Inclusive office accommodation

Full height roller shutter door

Ideal for a variety of industrial uses  
(subject to necessary consents)

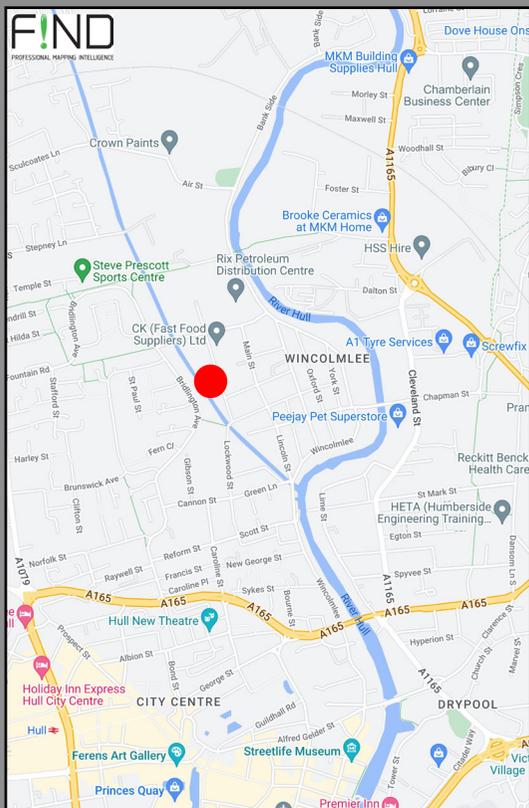
**Guide Rent £12,000 p.a.**



**Scotts**  
01482 325634

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www.scotts-property.co.uk

## LOCATION

The subject property is located approximately 1 mile north of Hull City Centre off Northumberland Avenue situated in the Wincolmllee area. This is an established central industrial location with excellent cross city transport links.

## DESCRIPTION

The subject property comprises an end terrace industrial unit of steel frame construction with full height blockwork walls and part steel cladding. The unit sits beneath a pitched profile steel clad roof that is internally insulated incorporating translucent panels. Internally the unit provide a large open workshop area, with high bay lighting and full height roller shutter door. A two-storey divided ancillary block provides a ground floor reception, office and WC with a further open plan office and training room on the first floor linking to the additional mezzanine floor space.

Externally, the property benefits from an enclosed yard secured via a steel fence with gated access to the front.

## ACCOMMODATION

Ground floor	186.8 sq m	(2,011 sq ft)
First floor	27.6 sq m	(297 sq ft)
Mezzanine	21.8 sq m	(235 sq ft)
<b>Total area</b>	<b>236.2 sqm</b>	<b>(2,542 sq ft)</b>

## RATEABLE VALUE

The subject property is described as 'Warehouse and premises' with a rateable value of £8,000, Local Authority reference 10170223002748. Under current arrangements occupier may be eligible for small business rates relief subject to tenant status.

## DISPOSAL TERMS

The unit is available To Let by way of a new Full Repairing & Insuring lease at a guide rent of £12,000 per annum.

## ENERGY PERFORMANCE RATINGS: E (116)

## 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.

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801885302 or Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

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