

Albion House, Albion Lane,
Willerby, Hull, HU10 6TS

TO LET

Ground floor office suites from
60.1 sq m (646 sq ft) to
120.2 sq m (1,292 sq ft)

Easy access to Hull, Beverley, the
Humber Bridge and beyond

Car parking on site

Attractive modern office environment
in an excellent rural setting

Available on a new lease to be
negotiated

**Guide Rent from
£12,000 to £22,000 p.a.**

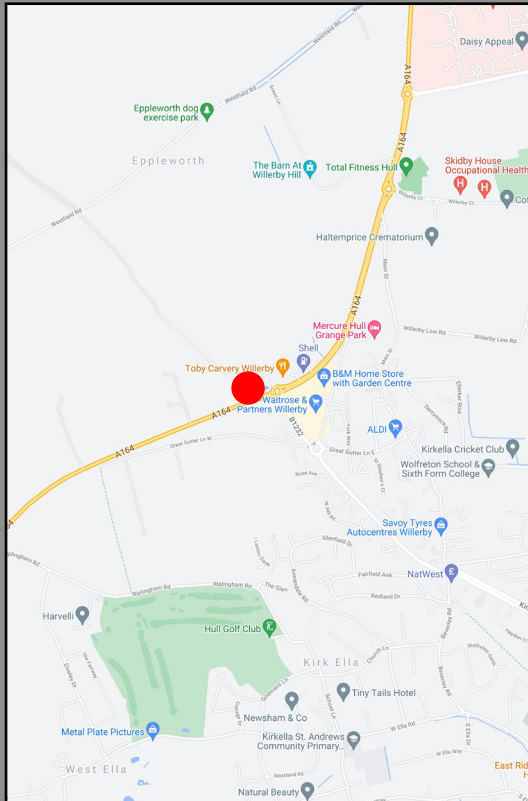


Scotts
01482 325634



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LOCATION/DESCRIPTION

Self contained office suites located in the attractive rural surroundings of Albion Lane, Willerby. Willerby is a village located on the periphery of Hull. Albion Lane specifically meets the junction of the A164 and B1232, ensuring that the offices benefit from fantastic road connections; directly accessing the A164 to Beverley, Humber Bridge, Hull and beyond.

Albion House comprises a two-storey detached office with attractive brick and timber clad elevations. Occupiers access the property through a full height controlled entrance lobby with large timber glazed windows, providing excellent light penetration into the modern office environment.

Suites 1 & 2 are available To Let, providing an open plan office suite, staff kitchen and W.C. Disabled W.C. facilities are also provided near the main entrance. The office benefits from perimeter trunking at waist height, double glazed windows and mounted air conditioning/heating units.

The property benefits from on-site car parking.

ACCOMMODATION

Suite 1 (Ground Floor)

Office	55.87 sq m	(601 sq ft)
Kitchen	4.19 sq m	(45 sq ft)
W.C.	-	-
Total	60.06 sq m	(646 sq ft)

Suite 2 (Ground Floor)

Office	55.87 sq m	(601 sq ft)
Kitchen	4.19 sq m	(45 sq ft)
W.C.	-	-
Total	60.06 sq m	(646 sq ft)

LEASE TERMS

The office suite is available To Let on a new full repairing and insuring lease at a Guide Rent of £12,000 per annum, per suite or £22,000 per annum for both.

BUSINESS RATES

We understand that the office suites are currently combined for Business Rates with a Rateable Value of £14,266.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

Both parties will be responsible for their own legal costs 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 Nick Coultish nick@scotts-property.co.uk 07739 590596.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6862**

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