

Ashridge House, Upton Street,
Hull, HU8 7DA

FOR SALE

Detached industrial premises on
secure self-contained site

Accommodation extends to
335.4 sq m (3,610 sq ft) overall

Comprises ground floor offices &
warehouse, with first floor offices
and mezzanine

Easy access to the A63 via Mount
Pleasant

Yard including 14 Car Parking Spaces

Guide Price - £250,000



Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Hull is a city and established port situated on the north bank of the Humber estuary. It is the regional capital of the East Riding of Yorkshire. The city is situated approximately 60 miles east of Leeds via the M62 and has a population of approximately 260,000. In recent years there has been increasing focus on the Humber estuary as a centre for the offshore renewables industry.

More specifically, the property is located on Upton Street off Dansom Lane, approximately 2 miles north-east of Hull City Centre. The A63 is located 1 mile south of the property via Mount Pleasant, providing cross city links and connections to the national motorway network.

DESCRIPTION

The property consists of a detached steel portal frame industrial unit constructed to an eaves height of 5.5m on a secure site. The property is brick/block to c.2.0m and metal profile sheet clad thereafter. The unit is 'hybrid' in nature, providing a split of offices and industrial/workshop areas. Offices are provided on both the ground and first floor, incorporating carpeting, suspended ceilings with integrated lighting, gas central heating and air conditioning. The industrial areas feature suspended strip lighting and a manual roller shutter door built to a height of 4.0m and width of 4.0m.

The secure yard provides 14 car parking spaces and a garage store.

ACCOMMODATION

Ground	222.3 sq m	(2,392 sq ft)
First	113.1 sq m	(1,217 sq ft)
Total	335.4 sq m	(3,610 sq ft)

RATEABLE VALUE

The property is listed as 'Warehouse and Premises' with a Rateable Value of £15,000. The local billing authority is City and County of Kingston Upon Hull under billing reference number 10200126000506.

ENERGY PERFORMANCE RATING: C

DISPOSAL TERMS

The freehold property is offered FOR SALE at a guide price of £250,000

LEGAL COSTS

Each party will be responsible for their own legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596 or Tim Powell tim@scotts-property.co.uk 07801 515165

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