

TO LET - As a Whole or in Parts
Clough Road, Hull, HU5 1SN

Scotts
01482 325634



Prominent mixed use site of 5.98 Acres

Currently configured as part office / part industrial premises

Suit a number of potential uses - Contact the agents for further details

Location

The property is located on Clough Road (A1165), approximately 3 miles to the north of Hull Centre. The site is located approximately 4 miles from the A64, the main arterial route to Hull, providing access to the M62 motorway network.

Clough Road is an established commercial location with a mixture of out of town retail, industrial, office and leisure occupiers including Humberside Police, Humberside Fire & Rescue, The Range, Mecca, Smyths Toys, Go Outdoors, Currys PC World, Dunelm, Carpetright, Exercise 4 Less, J D Gyms

Hull benefits from an established dock complex located approximately 3 miles to the south of the subject premises. Humberside airport is located approximately 20 miles away, with Leeds Bradford airport located 70 miles away.

Description

The site extends to approximately 5.98 acres (2.43 hectares) and comprises a three storey office block and industrial/workshop space with external yard and parking areas. The site is accessed directly from Clough Road.

The 'Old Block' has been unused but benefits from perimeter trunking, air conditioning and a goods lift. There is a central staircase between the 'New' and 'Old' blocks providing access to all floors.

The existing commercial building comprises modern industrial space of steel portal frame construction. The building benefits from 4 dock level loading doors and 2 ground level access roller shutters, with access to the wider commercial block available from the warehouse.

The remainder of the commercial block comprises a mixture of offices, workshop and storage space, meetings rooms and a canteen.

Mixed Use Premises/Potential Development Site (Subject to Planning)

Further information and to view

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or joint agent PPH Commercial ben.medhurst@pph-commercial.co.uk 01482 648888.

Accommodation

The following measurements are provided from a full measured survey dated June 2007:

Offices (Old Block)	14,685 sq ft	(1,364.27 sq m)
Offices (New Block)	25,916 sq ft	(2,407.66 sq m)
Warehouse (Depot)	31,581 sq ft	(2,933.95 sq m)
Warehouse	16,933 sq ft	(1,572.11 sq m)
Total Area	89,115 sq ft	(8,278.99 sq m)

Site (Area) The site extends to 5.98 acres (2.42 hectares)

Terms

The property is available To Let as a whole or in parts. For further details available from the agents.

Other Information

Services

The site benefits from mains electric, water and drainage connections.

Business Rates

RV (2017): N/A

EPC

Information regarding the EPC of the site is available on request.

VAT

The property is elected for VAT.



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

CS.6803

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