

Unit 8 Croft Enterprise Park,
Scott Street, Hull, HU2 8AP

TO LET

Centrally located industrial estate
close to Freetown Way

Industrial workshop/lock up unit with
a total area of 33.4 sq m (360 sq ft)

Flexible terms available

Located close to the City Centre
providing excellent opportunities for
citywide access

Tenants may benefit from 100%
small Business Rates Relief
(subject to status)

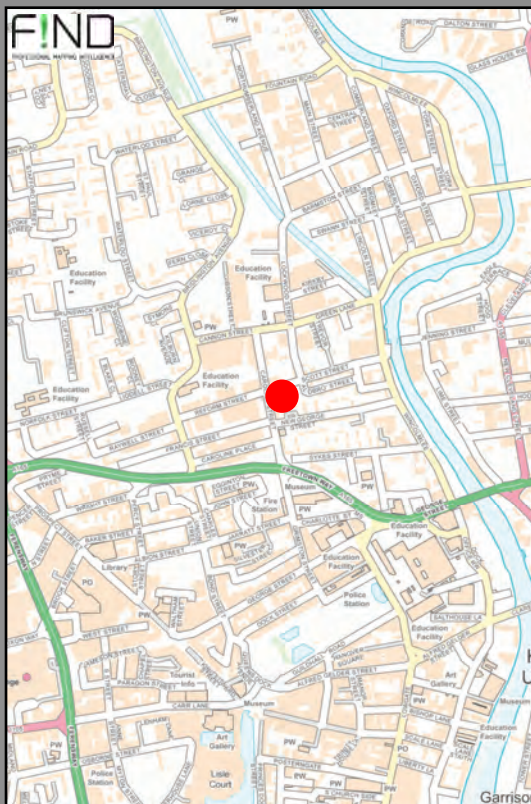
Rent £3,750 p.a.

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

The site is located on Scott Street off Caroline Street within the southern part of the Wincolmllee Industrial Estate close to the Freetown Way/City Centre ring road with communication links to all parts of the city.

DESCRIPTION

The buildings are of traditional steel frame construction with block work infill and brick detailing under pitched clad roof. Each unit is independently accessed via a electric steel metal roller shutter. All mains services are available. The unit benefits from office and w/c facilities. The site is solely accessed off Scott Street and benefits from a large secured shared yard area with dedicated parking.

ACCOMMODATION

UNIT	SIZE	RENT	RATEABLE VALUE
Unit 1 & 2	164.8 sq m	LET	£3,100
Unit 3	54.3 sq m	LET	£1,925
Unit 4	54.2 sq m	LET	£1,925
Unit 5	102.2 sq m	LET	£2,700
Unit 6	84.2 sq m	LET	-
Unit 7	33.4 sq m	LET	£1,250
Unit 8	33.4 sq m	£3,750 p.a.	£1,150



Maintenance and repairs to the exterior are included within the rent.

Under current provisions, a small business may benefit from 100% small Business Rates Relief (subject to status). For clarification, please contact Hull City Council on 01482 300300.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

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 Danielle Smart danielle@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.6934**

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