

Ground Floor Offices, Essex House,
Manor Street, Hull, HU1 1YU

TO LET

Landmark building within the heart of
Hull's central business district

Close to law courts and shopping
amenities

Recently refurbished accommodation
from 309.8 sq m (3,335 sq ft)

Benefits from a commissionaire
served entrance

Male & female toilets
with DDA access

Rent £12 per sq ft

Scotts
01482 325634



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LOCATION

Located within Hull City Centre within the Old Town conservation area, Essex House is a prominent office building situated on the south side of Alfred Gelder Street close to its junction with Lowgate.

The property is close to City Council services, large scale legal practices and the Law Courts in the heart of Hull's established business district. Within close proximity to the prime retail and leisure amenities, the location provides excellent cross city access and public transport links - the transport interchange is located half a mile west of the property.

DESCRIPTION

Essex House comprises a purpose built office building with available space on the ground floor. The accommodation has been recently refurbished to provide an open plan office with separate large meeting room and kitchen facilities.

ACCOMMODATION

Ground Floor 3,335 sq ft (309.8 sq m)

LEASE TERMS

The accommodation is available under a new effectively Full Repairing and Insuring Lease (FRI) for a term of years to be negotiated based on status, commitment and refurbishment specification.

RENT

The premises are available To Let at £12 per sq ft, terms by negotiation.

RATEABLE VALUE

Requires reassessment.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

The incoming 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 Tim Powell tim@scotts-property.co.uk 07801 515165

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