

K3, Clough Road,
Hull, HU5 1SN

TO LET

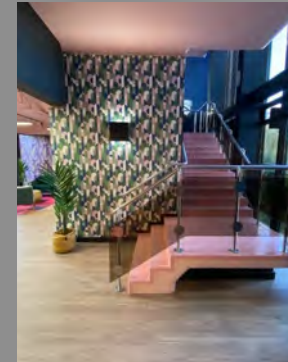
Office suites in a
new business centre

Suites from 47 sq m (500 sq ft)
up to 771 sq m (8,300 sq ft)

Comprises a range of
light industrial / design studios
and offices

Available as a whole or in part
(to suit an occupiers requirements)

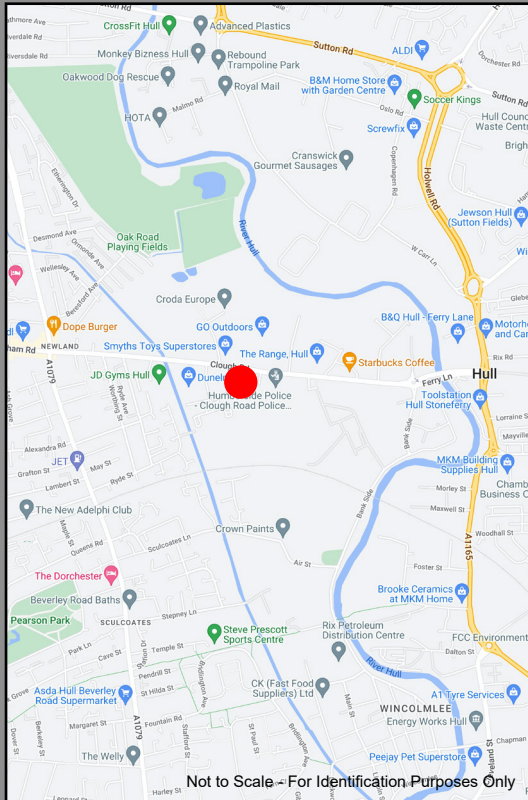
Rent - £8 per sq ft



Scotts
01482 325634

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www.scotts-property.co.uk

LOCATION

K3 is located approximately 3 miles to the north of Hull Centre and 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.

DESCRIPTION

K3 is a new business centre which comprises a range of light industrial/ design studios and offices. The offices range from smaller suites suitable for new or expanding businesses to large floor plates suitable for call centres. The space has been fully refurbished to create a feature entrance with high quality break out space and meeting rooms.

Externally there is an excellent level of on site car parking.

ACCOMMODATION

Office space

Ground Floor	Unit 24	147 sq m	(1,587 sq ft)
First Floor	Unit 51	131 sq m	(1,405 sq ft)
	Unit 52	78 sq m	(836 sq ft)

Call Centre / Large Office

First Floor	Unit 29	418 sq m - 771 sq m	(4,500 sq ft - 8,300 sq ft)
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All spaces have access to communal business lounge onsite.

TERMS

Costs are based upon £8 per sq ft per annum exclusive of VAT and other outgoings*. The property is available to let either as a whole or will split to suit an occupiers requirements.

*Other outgoings include service charge £2 per sq ft, this covers items like water use, communal area upkeep, waste management, cleaner, teas, coffee, etc, fire alarm checks, external repairs. Other outgoings would be electric and internet.

RATEABLE VALUE

The Tenant will be responsible for the payment of rates.

ENERGY PERFORMANCE RATING: E (102)

LEGAL COSTS

Each party will be responsible for their own 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 or joint agent PPH Commercial, Ben Cooper 01482 626912 ben.cooper@pph-commercial.co.uk

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

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