

Lowgate House, Lowgate,
Hull, HU1 1EL

TO LET

Modern City Centre Offices

From 116 sq m (1,254 sq ft) to
358 sq m (3,853 sq ft)

Located in the heart of the historic
Old Town & Professional district

Newly carpeted and decorated
where required

Incentives Available

Rents on Application

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Lowgate House is located in Hull, the regional capital of the East Riding of Yorkshire. It is situated within the attractive Old Town, occupying a prominent position on the east side of Lowgate at its junction with Bishop Lane in the heart of Hull's Business District close to the Crown Court, Magistrates Court and the Guildhall. The property is centrally located and accessible to all of the city centre's main amenities. Lowgate House also benefits from excellent cross city connectivity through easy road access and excellent public transport links.

DESCRIPTION

Lowgate House is a commanding seven storey office building in a prominent location. The building offers office accommodation with excellent views across to The Deep, the Grade II Listed former Post Office and the Guildhall.

The offices have the benefit of an attractive communal entrance served by two lifts to all floors. The offices are finished to a high standard benefitting from carpeting, central heating and suspended ceilings throughout.

ACCOMMODATION

Suites available from 116sq m (1,254 sq ft) up to 358 sq m (3,853 sq ft).

			RATEABLE VALUE*
Ground Floor	116 sq m	(1,254 sq ft)	£6,400
First Floor	204 sq m	(2,191 sq ft)	£9,300
Fourth Floor	358 sq m	(3,853 sq ft)	£17,750
Fifth Floor	165 sq m	(1,779 sq ft)	£10,000

*Occupiers may be eligible for small business rate relief on Rateable Value below £15,000 RV. For information on rates payable and eligibility for small business rate relief, enquiring parties should contact Hull City Council on 01482 300300. Contract car parking options are available nearby

LEASE TERMS

Office suites are available on effective Full Repairing and Insuring Terms. Rent on Application.

SERVICE CHARGE

The tenant will contribute towards a common service charge which contributes to the repair/maintenance of the exterior of the property, cleaning and lighting of the common areas, heating and management.

ENERGY PERFORMANCE RATING: D

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 Nick Coultish nick@scotts-property.co.uk 07739 590596 or Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.5488**

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