

Units 1 & 2, Mendham Business Park,  
Hull Road, Saltend, Hull HU12 8DZ

# TO LET

Available July 2022

Engineering Workshop & Yards

c.1,951 sq m (21,000 sq ft)

Yard c.0.6 acres

Crainage to Workshop

Good access via Hedon Road  
and the A63 to the wider  
motorway network

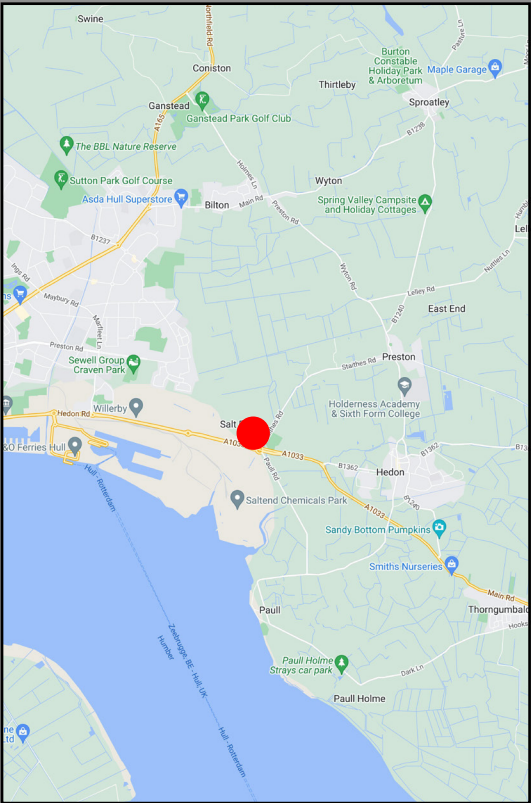
Guide Rent £80,000 p.a.e.

**Scotts**  
01482 325634



Units 1 & 2, Mendham Business Park,  
Hull Road, Saltend, Hull HU12 8DZ

TO LET



**Scotts**  
01482 325634  
www.scotts-property.co.uk

**LOCATION**

The property is situated on the northern side of Hull Road, Hedon Road, to the eastern side of the city. Hull and Hedon Road form a dual carriageway which link with the A63 forming the main carriageway from east to west cross the city, which is presently the subject of ongoing improvement works, facilitating a quicker link. Access to the site can be taken from both Hull Road and from Staithes Road which connects to the Hull Road at the Saltend roundabout.

**DESCRIPTION**

Industrial Engineering workshop premises, offices and yards conveniently situated for Hull docks and Saltend chemical works and having good access via Hedon Road and the A63 to the wider motorway network. The premises are available July 2022. The main workshop and ancillary buildings and stores provide 19,736 sq ft with a further 1,264 sq ft of office space with self-contained and dedicated yard space of c.0.6 acres and if required, additional yard space by separate negotiation.

The main workshop is constructed around a steel portal frame with block and insulated fibre board walls and roof covering interspaced with translucent roof lights with an eaves to 5.2m and craneage at 4.67m. The workshop includes stores, shop floor office, canteen, changing rooms and WC's and includes 2 x 5 ton gantry cranes and 3 x 2.0 ton. Attached to the main workshop there is a smaller workshop with lower eaves height and small external open fronted store. The workshops have gas warm air heating. Offices are to the first floor with certain shared facilities, these are double glazed, with both heating and air conditioning. Externally there are 8 dedicated parking spaces to the frontage, with self-contained yard and overflow parking together with good sized dedicated yard space.

**ACCOMMODATION**

The approximate accommodation measured on G.I.A.:

|                       |            |                |
|-----------------------|------------|----------------|
| Main Workshop         | 1,429 sq m | (15,382 sq ft) |
| Stores/Office         | 38.4 sq m  | (413 sq ft)    |
| Canteen/Changing/WC's | 71.6 sq m  | (770 sq ft)    |
| Lean-to Workshop      | 263.0 sq m | (2,831 sq ft)  |
| Open Front Store      | 31.6 sq m  | (340 sq ft)    |
| First Floor Offices   | 117.5 sq m | (1,264 sq ft)  |

**SERVICE CHARGE**

We understand no formal service charge has been levied. Service costs appertaining to the communal areas, heating, lighting etc to the office block, are in part, shared with the landlord.

**TERMS**

The premises are available leasehold, based upon multiples of three years, under full repairing and insuring terms subject to a photographic condition schedule, the costs of such are to be borne equally between the parties.

**RENT**

£80,000 per annum.

**SERVICE**

Mains electric (single & 3 phase), water and gas are connected.

**BUSINESS RATES**

The tenant will be responsible for the Business Rates. Internet enquiries via the Valuation Office website indicate the property has a rateable value of £41,000. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Rating Authority, the East Riding of Yorkshire Council directly.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

**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](mailto:tim@scotts-property.co.uk) 07801 515165 or Joint Agents Leonards - Mark Broadhurst [mjb@leonards-property.co.uk](mailto:mjb@leonards-property.co.uk) 01482 375212

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6891**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.