

Offices, Neptune Street,  
Hull, HU3 2BP

# TO LET

Single storey office accommodation

Prominent location close to the  
A63 Daltry Street Flyover /  
English Street

2,083 sq ft (193.5 sq m)\*

Generous on-site carpark

Self-contained site

Access off Neptune Street

**Guide Rent £25,000 p.a.**

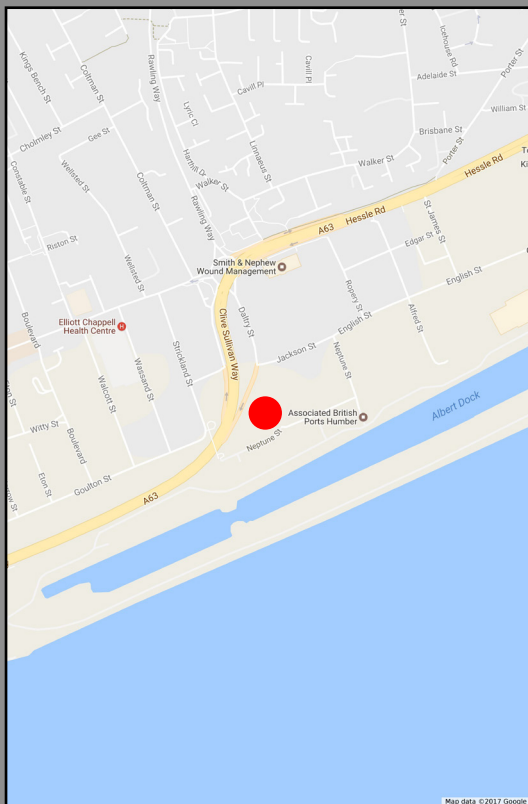
\*Separate site of c.4.6 acres also available

**Scotts**  
01482 325634



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What3Words: ///bunk.owls.single

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## LOCATION / DESCRIPTION

The offices are located just off Neptune Street approximately 2 miles west of Hull city centre adjacent to the junction of English Street and the A63 westbound slipway.

Purpose built offices constructed of brick under a pitched concrete tile covered roof. The offices are extremely well presented comprising a large open plan office with separate meeting room, office and kitchen.

The offices benefit from suspended ceiling with integrated lighting throughout, with air cooling and heating cassettes serving the whole area.

Outside there are c.20 marked car parking spaces

## ACCOMMODATION

Offices 2,083 sq ft (193.5 sq m)

*(Separate storage site extending to 4.6 acres also available, further details are available from the agent.)*

## RATEABLE VALUE

We understand the property has a Rateable Value of £9,300 (Source: VOA Website).

An occupier may be eligible for small business rate relief, subject to status.

## DISPOSAL TERMS

The property is available To Let on a new full repairing and insuring lease at a rent of £25,000 per annum on a term of years to be agreed.

**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

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6811**

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