

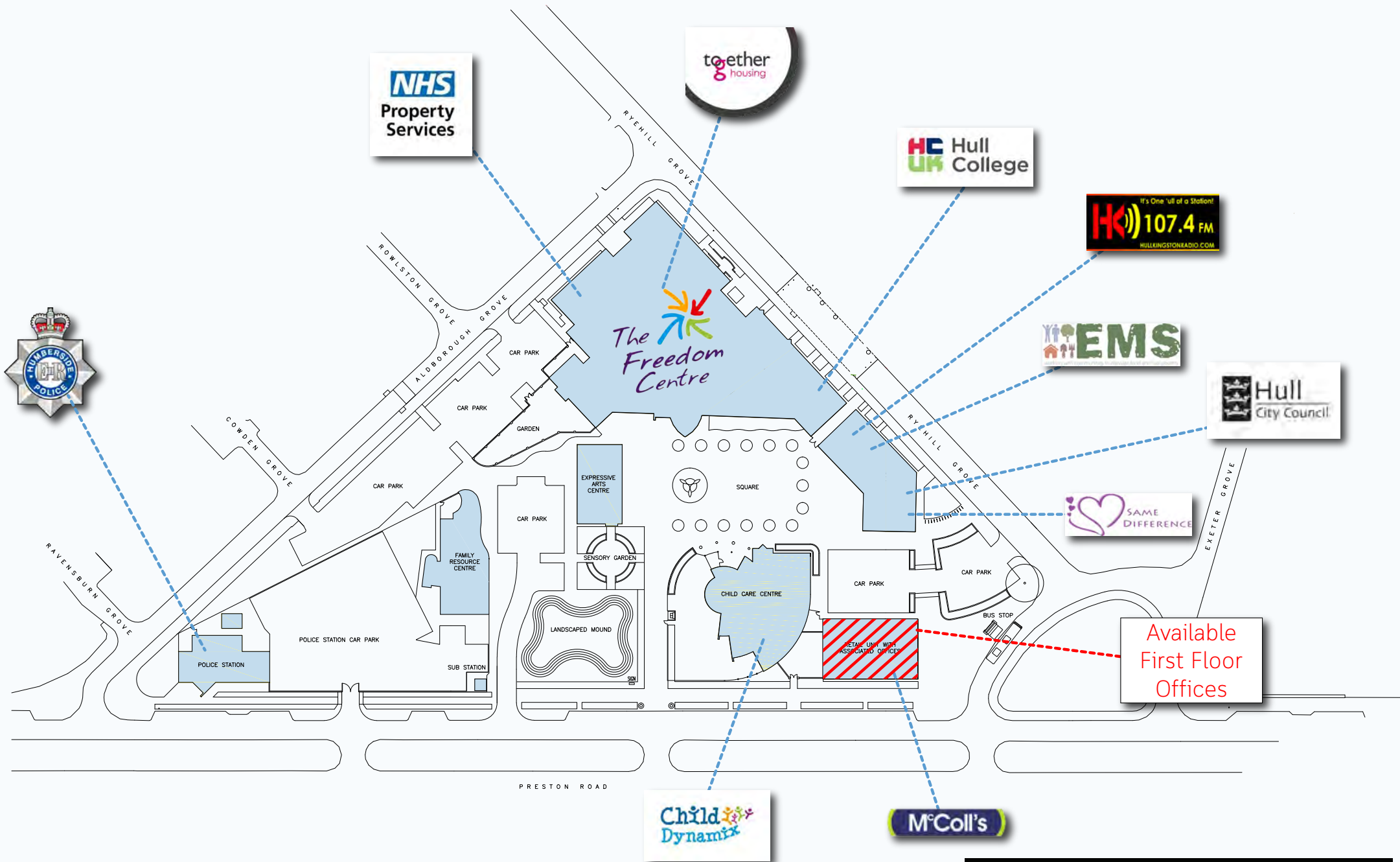
TO LET

Modern Office Space



The Village Centre
97 Preston Road
Hull
HU9 3QB

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



Available
First Floor
Offices

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.6751

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.

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

Office 1B

Self-contained first floor office accommodation extending to approximately 165.9 sq m (1,786 sq ft) available for occupation.

The suite benefits from its own ground floor access provided by an internal staircase and disabled lift, one open plan office with partitioned walls, 2 individual meeting rooms/offices, kitchen, and WC facility.



Associated Benefits

On site parking with c.55 spaces

Public library

Gym

Bar/ function room including external areas

Conference Hall

Café

Board room(s) & meeting spaces for hire

CCTV providing added security

The Village Centre

The Village Centre is owned by the local community charity with generated revenue from the rentals supporting the charity. The Village Centre is a community orientated site providing an eclectic mix of activities and facilities for members and the general public.

The site is made up of seven separate buildings that offer a mixture of retail, office, leisure, and educational spaces around a 'village square.' The property is located of the North side of Preston Road approximately 3 miles to the east of Hull City Centre.



Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6751**

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.

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

Service Charge

Unit 1B - The on-account service charge currently stands at £2,000 per annum

Rateable Values

Unit 1B - The property is described as 'Office and Premises' with a rateable value of £9,500 effective April 2017.

Occupiers may be eligible for small business rates relief subject to tenant status.

Disposal Terms

The unit is offered To Let at a guide rent of £12,500 per annum on effective full repairing and insuring lease terms by negotiation.

Energy Performance Rating:

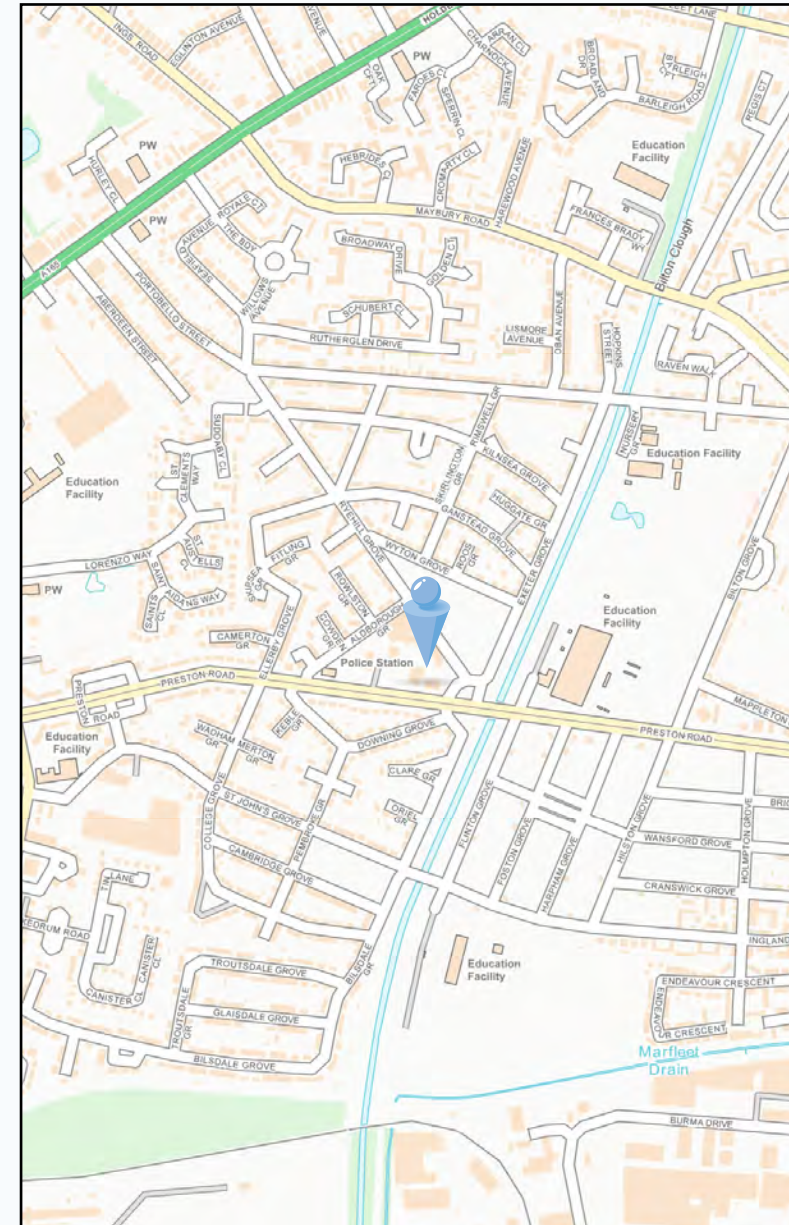
Awaiting re-assessment (previous C rating).

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 Will O'Brien on 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.6751**

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.

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