

AVAILABLE AUGUST 2022



Progress as of April 2022

Proposed Development, Solo Works,  
Rotterdam Road, Hull, HU7 0XD

**TO LET**

**Currently Under Development**

A terrace of five single-storey  
industrial units

Each unit will provide  
c.88.3 sq m (950 sq ft)

Located on Sutton Fields  
Industrial Estate, a popular  
industrial location

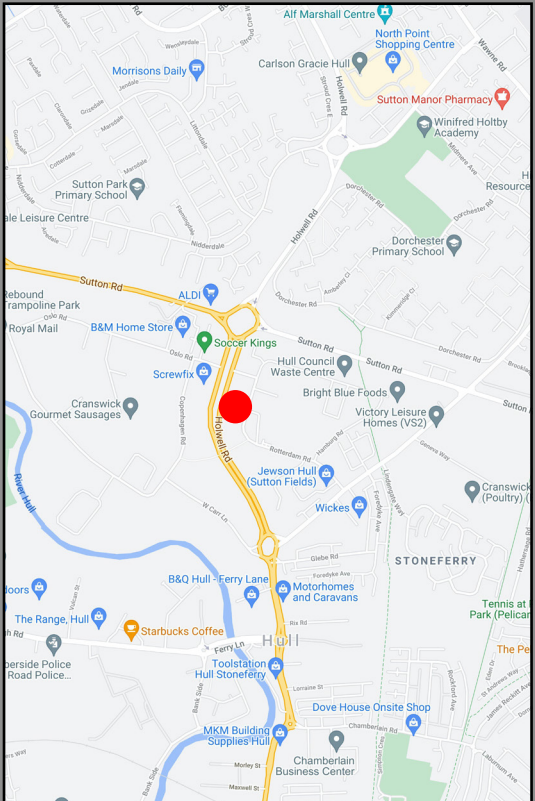
Excellent cross city access via  
A1165 Stoneferry Road

**Rent £9,500 p.a. per unit**

**Scotts**  
01482 325634

Proposed Development, Solo Works,  
Rotterdam Road, Hull, HU7 0XD

TO LET



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

**LOCATION**

The development is located on the Sutton Field Industrial Estate in North Hull, a popular industrial location with excellent cross city access via A1165 Stoneferry Road and the city’s ring road, linking the location with the docks to the east and the Humber Bridge/A63 to the west.

The site is located on west side of Rotterdam Road, approximately 2 miles north of Hull city centre in a recognised industrial location that is also allocated by the City Council in the Local Plan as a business/employment zone.

**DESCRIPTION**

The development will comprise of a terrace of five single-storey industrial units constructed of a steel portal frame, with external profile cladding.

Each Unit will benefit from the following; Commercial Roller Shutter doors, Pedestrian access, Disabled WC, 3 Phase Electric, Gas and Water supply’s, Intercom system, internet connection and Secure Parking. Office/Mezzanine floors available upon request.

**ACCOMMODATION**

Unit 1	88.3 sq m	(950 sq ft)
Unit 2	88.3 sq m	(950 sq ft)
Unit 3	88.3 sq m	(950 sq ft)
Unit 4	88.3 sq m	(950 sq ft)
Unit 5	88.3 sq m	(950 sq ft)
<b>Total</b>	<b>441.5 sq m</b>	<b>(4,750 sq ft)</b>

**RATEABLE VALUE**

To be confirmed upon completion

**RENT**

Guide rent £9,500 per annum, per unit.

**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**

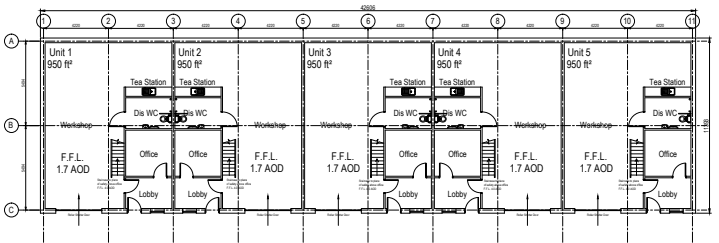
Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165 or Nick Coultish [nick@scotts-property.co.uk](mailto:nick@scotts-property.co.uk) 07739 590596.

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6869**

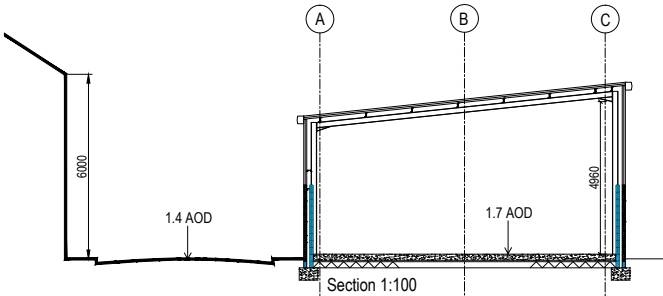
Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition 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.

Proposed Development, Solo Works,  
 Rotterdam Road, Hull, HU7 0XD

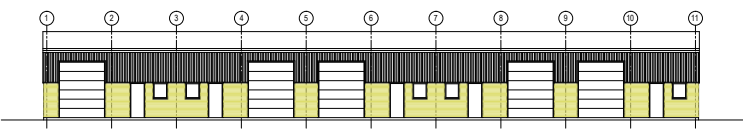
TO LET



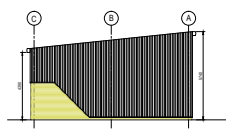
Ground Floor



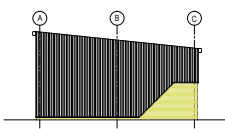
Section 1:100



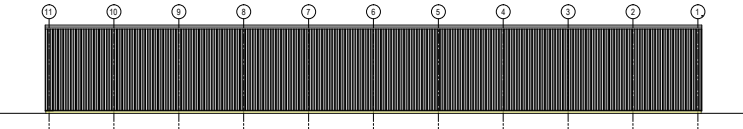
Front Elevation



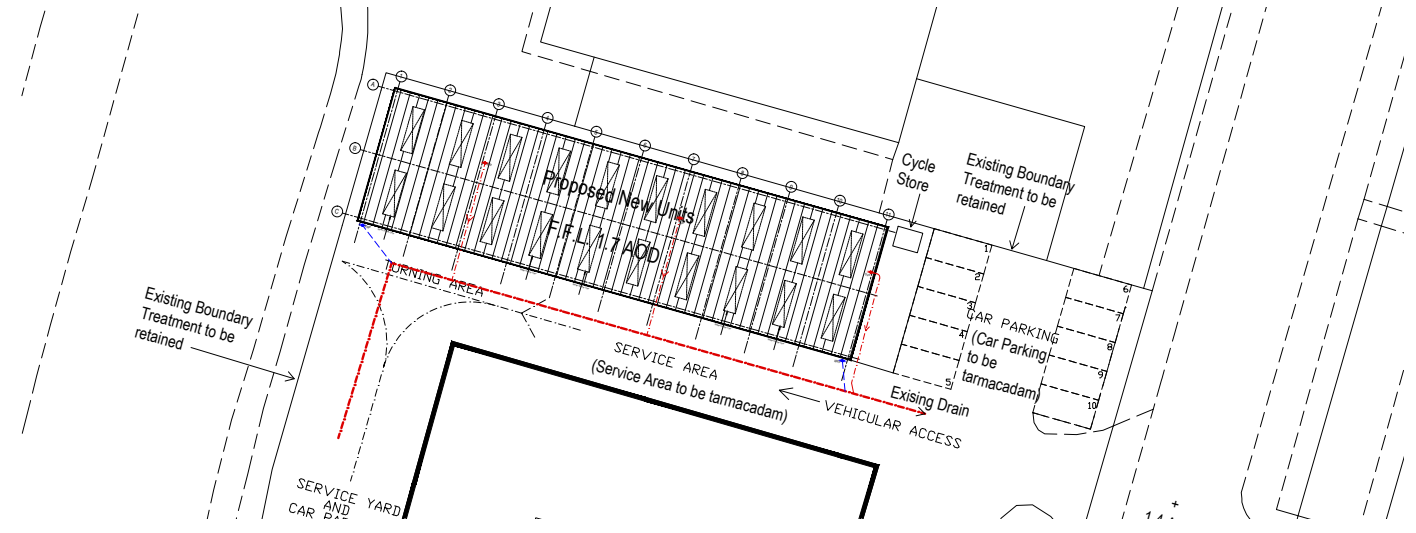
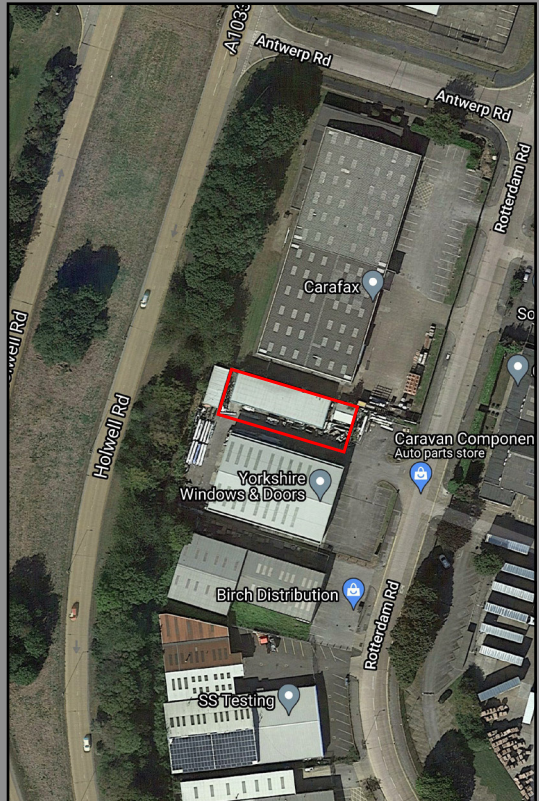
Street Elevation



End Elevation



Rear Elevation



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

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scaunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6869**

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.