

31 St. Mark Street,  
Hull, HU8 7ED

# TO LET

Offices with dedicated car parking

Only 1 Mile North East of Hull City  
Centre

Extends to 41.4 sq. m (446 sq ft)  
over three rooms

Easy access to the A63 via A1165  
Cleveland Street

Small Businesses may benefit from  
100% Small Business Rates Relief

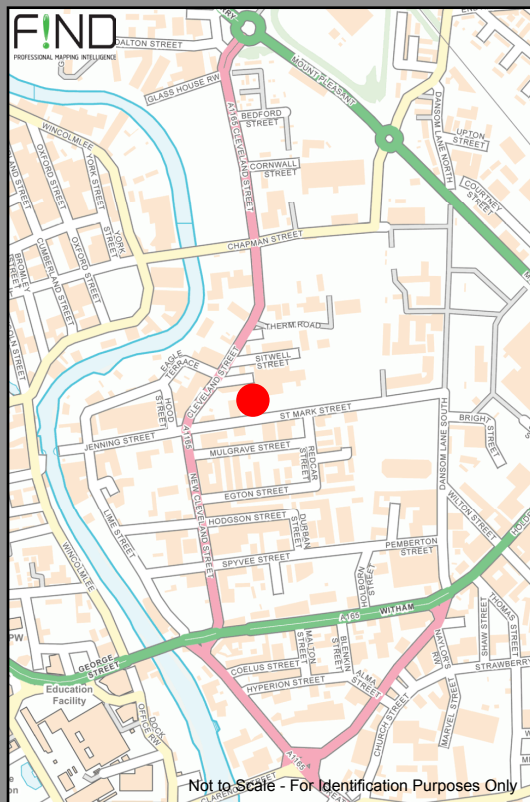
**Rent £100 per week**  
**(£5,200 per annum)**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The property is located on St Mark Street, located off Cleveland Street (A1165) approximately 1 mile north east of Hull City Centre. Cleveland Street is a high volume traffic route, with excellent access to the docks, A63 and across the city.

The immediate area is an established commercial location home to various trade and industrial occupiers. In close proximity to the Reckitt Benckiser facility.

## DESCRIPTION

The property provides first floor office accommodation located within larger industrial premises. Ideal for a new or small business, the office is suited to a variety of occupiers who need an office close to Hull City Centre with the benefit of dedicated car parking.

A shared single entrance at the front of the premises leads to a shared hallway/stairwell, accessing the first floor. The accommodation comprises three individual office rooms and a WC. The offices are well presented benefitting from perimeter/Dado trunking in part.

## ACCOMMODATION

Office 1	15.6 sq m	(168 sq ft)
Office 2	9.4 sq m	(102 sq ft)
Office 3	16.3 sq m	(176 sq ft)
WC	-	-
<b>Total</b>	<b>41.4 sq m</b>	<b>(446 sq ft)</b>

## RATEABLE VALUE

The property is described as "Offices & Premises" with a Rateable Value of £3,000. Occupiers may benefit from 100% Small Business Rates Relief, subject to tenant status. Contact the local billing authority Hull City Council for clarification of Business Rates Payable.

## DISPOSAL TERMS

The office is available 'To Let' at a Guide Rent equivalent to £100 per week (£5,200 per annum) exclusive.

## ENERGY PERFORMANCE RATING: E

## 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 [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 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.6647**

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