

## First Floor North Anchor Suite

The Deep Business Centre, Hull, HU1 4DP

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# TO LET

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Modern office suites extending to  
2,500 sq ft (232.2 sq m)

Glazed partitioned board room

3 separate offices or meeting  
rooms

Benefits from full length picture  
windows

Benefits from coffee lounge  
facilities

Extensive on site parking available

**Guide Rent £30,000 p.a.**  
plus Service Charge



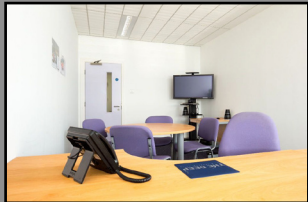
**Scotts**  
01482 325634



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[www.scotts-property.co.uk](http://www.scotts-property.co.uk)

### LOCATION

The Deep Millennium Project is located on a spectacular site at the confluence of the Rivers Hull and Humber. Just a few minutes walk from the City Centre, the site also benefits from the adjacent A63, which provides direct access to the national motorway network, ferry port and Humberside airport.

The offices are within a short walk of the Hull City Centre shopping area accessed via a new pedestrian bridge over the river Hull.

### DESCRIPTION

Purpose built modern two storey office building with exceptional views across the Humber Estuary, close to the award winning Deep Millennium Project.

All units benefit from high quality reception services with conference and meeting rooms as well as communal areas within the Business Centre.

### ACCOMMODATION

2,500 sq ft (furniture available if required)

### ADDITIONAL SERVICES

The Business Centre can provide support services such as telephone answering, message taking service, photocopying, centralised fax facilities, secretarial word processing, conference and meeting room and catering facilities.

### LEASE TERMS

Offices are available on easy in easy out all inclusive terms to include the cost of services and business rates.

### ENERGY PERFORMANCE RATING: C

### 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 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

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