

First Floor, Unit 3 Earls Court,  
Priory Park East, Hull, HU4 7DY

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# TO LET

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Attractive first floor offices on an  
established business park

Sought after west Hull location with  
excellent access to the A63  
and Humber Bridge

First floor office suite extending to  
217 sq m (2,335 sq ft)

Self-contained office suite with the  
benefit of refurbished WC and  
kitchen facilities

10 on site car parking spaces

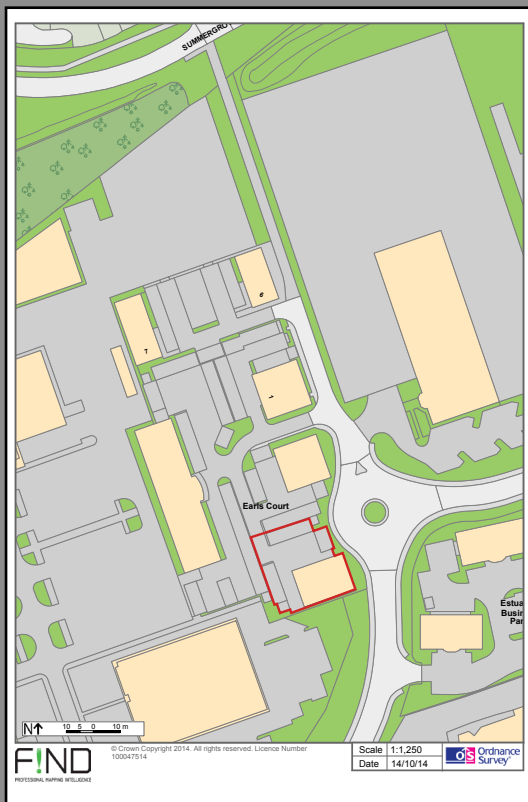
**Rent £30,000 p.a.**



**Scotts**  
01482 325634

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www.scotts-property.co.uk

## LOCATION

Priory Park is located approximately 4 miles west of Hull city centre adjacent to the A63/Clive Sullivan Way, accessed via designated junction to Priory Way. The A63 forms the main arterial road connecting the city to the M62 to the west.

The premises are located on the Earls Court Office Development, a development of 7 individual office buildings constructed c.9 years ago, close to the Village Hotel.

## DESCRIPTION

First floor offices of a two-storey office block with a shared entranceway leading to stairs to the first floor, benefiting from its own kitchen and WC facilities. The accommodation has been fully refurbished including kitchen, suspended ceiling with integrated lighting and carpeting throughout. The accommodation is currently networked with Cat 6 Cabling

## ACCOMMODATION

217 sq m (2,335 sq ft)

## DISPOSAL TERMS

The offices are offered to the market on a leasehold basis for a term of years to be negotiated.

## BUSINESS RATES

The property is described as 'Offices & Premises' with a 2017 Rateable Value of £27,250.

## ENERGY PERFORMANCE RATING: C

## LEGAL COSTS

The incoming 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

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6419**

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