

Unit 7 St Johns Business Park
Southcoates Lane, Hull, HU9 3RL

TO LET

Industrial accommodation

Extending to 1,006 sq m
(10,835 sq ft)

Extensive yard and service area

Close to Hedon Road (A63) and
the Docks

Ideal for logistics, haulage,
storage or manufacturing uses

Rent £32,500 p.a.

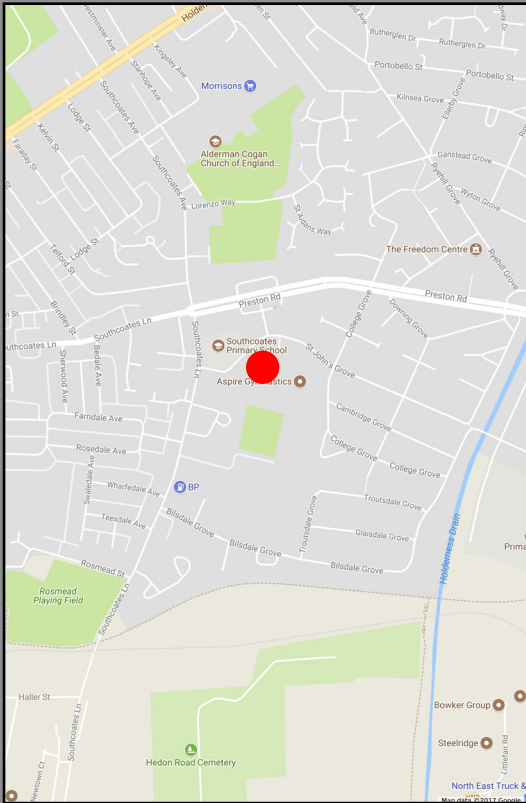


Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The premises occupy a prominent position on St Johns Business Park, approximately 2 miles east of Hull City Centre in what is an established industrial park. The unit benefits from excellent cross city accessibility and connections to the A63/M62 national motorway network and is also only a short distance from the port.

Nearby, the Siemens wind turbine production and installation facility is fully operational at Alexandra Dock.

DESCRIPTION

The property occupies a prominent position immediately accessible from the entrance to St Johns Business Park. With the benefit of a generous demised yard area, an eaves height of 3.2m (10' 6") and ridge height of 4.9m (16' 1"), the unit is ideally suited to various industrial uses from manufacturing through to storage and distribution. An electrically operated roller shutter door extending to a width and height of 4.6m (15' 1") provides access into the unit from the generous circulation area and yard, extending to c. 0.4 Hectares (0.35 acres).

We understand that the premises benefits from general industrial planning use consents. Interested parties should contact the local planning authority with any queries relating to use consents.

ACCOMMODATION

Unit 7 1,006 sq m (10,835 sq ft)

RATEABLE VALUE

The premises are described as 'Workshop & Premises' with a Rateable Value of £16,500 (2017). For confirmation of rates payable please contact the local billing authority 'City and County of Kingston-Upon-Hull' quoting reference 10350074000101.

DISPOSAL TERMS

The property is available To Let at a rent of £32,500 per annum exclusive.

ENERGY PERFORMANCE RATING: D

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 Nick Coultish on nick@scotts-property.co.uk 07739 590596 or Tim Powell tim@scotts-property.co.uk 07801 515165.

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