

WAREHOUSE TO LET

Clough Road, Hull, HU5 1SN



Warehouse providing 16,933 sq ft (1,572.11 sq m)

Large concrete surfaced yard

Contact the agents for further details

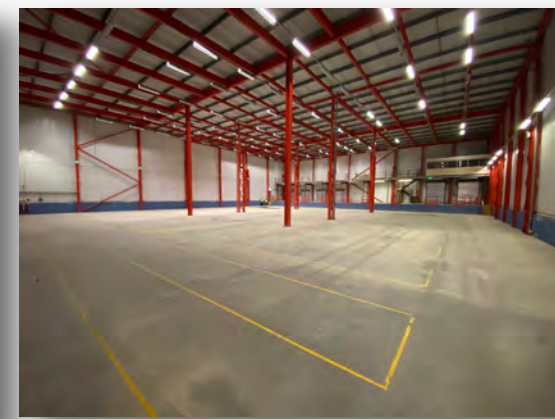
Scotts
01482 325634

Location

The property is located on Clough Road (A1165), approximately 3 miles to the north of Hull Centre. The site is located approximately 4 miles from the A64, the main arterial route to Hull, providing access to the M62 motorway network.

Clough Road is an established commercial location with a mixture of out of town retail, industrial, office and leisure occupiers including Humberside Police, Humberside Fire & Rescue, The Range, Mecca, Smyths Toys, Go Outdoors, Currys PC World, Dunelm, Carpetright, Exercise 4 Less, J D Gyms

Hull benefits from an established dock complex located approximately 3 miles to the south of the subject premises. Humberside airport is located approximately 20 miles away, with Leeds Bradford airport located 70 miles away.



Description

The site is accessed directly from Clough Road. The property comprises of a modern industrial unit of steel portal frame construction. The building benefits from 4 dock level loading doors and 2 ground level access roller shutters, with access to the wider commercial block available from the warehouse.



Accommodation

The following measurements are provided from a full measured survey dated June 2007:

Warehouse	16,933 sq ft	(1,572.11 sq m)
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Terms

The property is available To Let, rent on application.

Further information and to view

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or joint agent PPH Commercial ben.medhurst@pph-commercial.co.uk 01482 648888.

Other Information

Services

Benefits from mains electric, water and drainage connections.

Business Rates

RV (2017): N/A

EPC

Available on request.

VAT

The property is elected for VAT.

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.6803

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