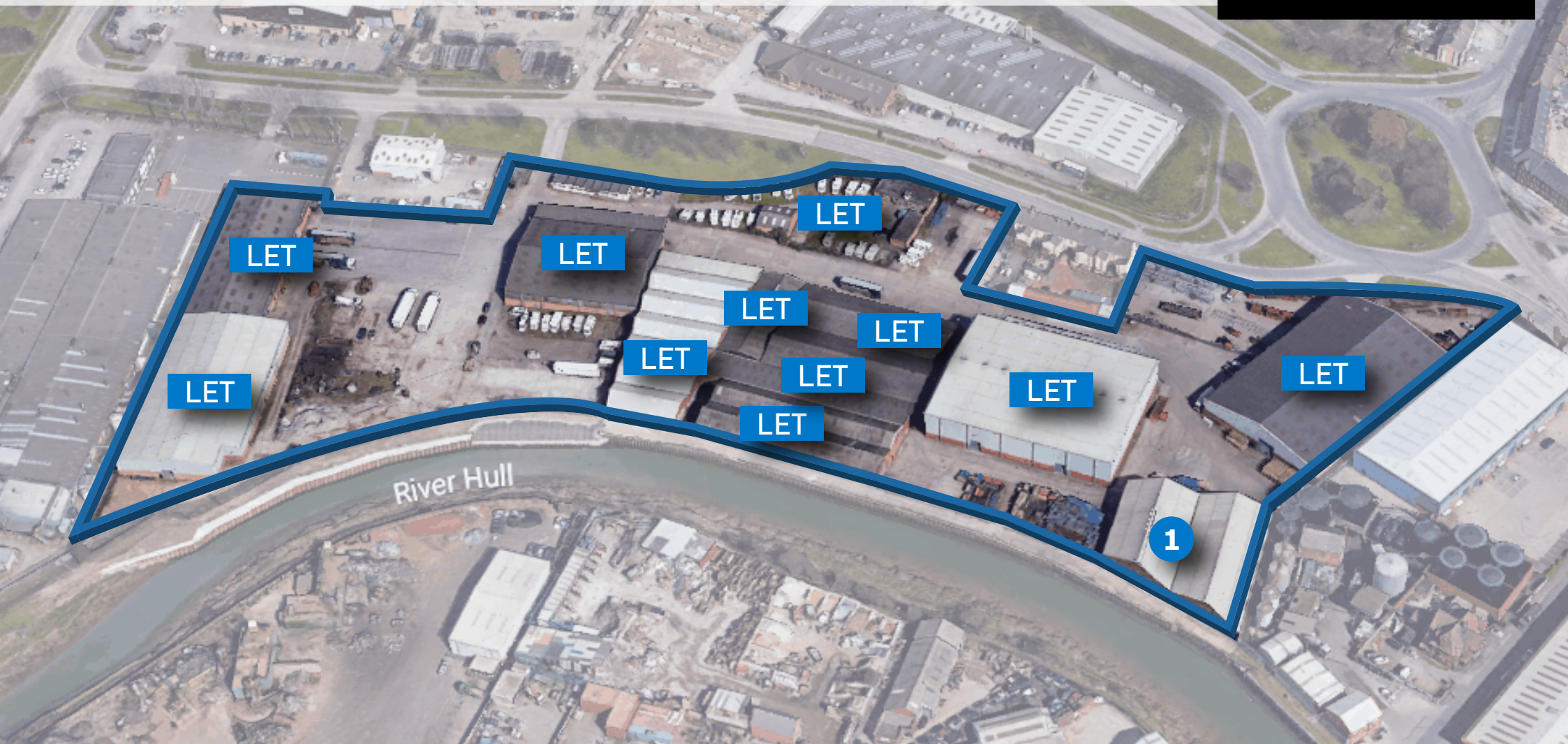


Unit 1, West Carr Business Park, Hull, HU7 0BS

TO LET Industrial / Warehouse / Distribution Units

Scotts
01482 325634



- Unit 1 provides 17,577 sq ft (1,632.9 sq m) of industrial accommodation
- Part of a Strategic 4.8 Hectare (11.8 Acre) site
- Flexible space from 5,888 sq ft - 204,273 sq ft (547 sq m - 18,977 sq m) available across the Business Park

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TO LET Industrial / Warehouse / Distribution Units

Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

West Carr Business Park is an established industrial location on the popular Sutton Fields Industrial Estate in Hull, approximately 2.5 miles north of Hull City Centre. West Carr Lane runs between Stockholm Road and A1033 Holwell Road/Stoneferry Road. The area is occupied by various businesses from trade sales through to manufacturing and distribution.

The location benefits from excellent connectivity with Hull's port complex located approximately 3.5 miles south east of the business park, accessed via A1165 and A1033. The A63 is located 2.5 miles south of the subject property, providing direct links to the Humber Bridge, A15, M62 and national motorway network.

DESCRIPTION

West Carr Business Park comprises various industrial units providing manufacturing, distribution and warehousing potential. Buildings are of varying sizes, ages and specifications. Key features include;

- Flexible accommodation, available as a whole or in part
- 4.8 Hectare (11.8 Acre) site with extensive storage, parking and development potential
- Significant external areas suitable for storage
- Various eaves heights available to suit a range of uses
- Offices also available on site

ACCOMMODATION

Unit 1 17,577 sq ft (1,632.9 sq m)

DISPOSAL TERMS

The premises are available individually or in combination with other units on a leasehold basis, subject to negotiation. Rent on application.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The property is subject to various assessments.

ENERGY PERFORMANCE RATING

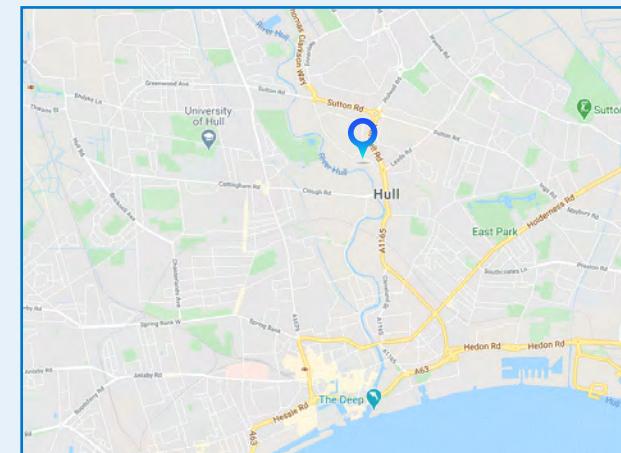
Awaiting confirmation.

LEGAL COSTS

Each party will be responsible for their own legal costs, together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact: Nick Coultish nick@scotts-property.co.uk 07739 590596 or Tim Powell 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.6640

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