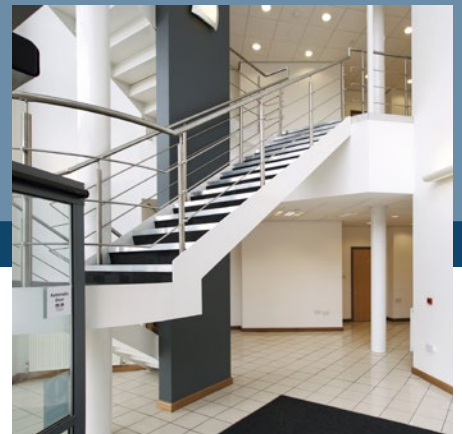




WILLERBY HILL BUSINESS PARK

OFFICES AVAILABLE TO LET – BUILDING A
SELF CONTAINED GROUND FLOOR OFFICE
IMMEDIATELY AVAILABLE
1,965 - 3,896 SQ FT (182.5 - 362 SQ M)

WILLERBYHILLBUSINESSPARK.CO.UK



Flexible open plan floors • Grade A specification
Raised access floors • Suspended ceilings • LG3 recessed lighting
Quality fittings throughout • Anti-glare double glazing
Allocated car parking spaces

DESCRIPTION

The business park is perfectly placed occupying a prominent position on the A164, offering direct access to Hull city centre & the wider East Yorkshire region. Willerby Hill also benefits from being in very close proximity to Willerby Hill shopping centre, superb public transport links and a public cycle path running adjacent to the park.

Join occupiers including Total Fitness, BT Wholesale, NHS and Advanced Solutions.

Willerby Hill is an exceptional new Business Park within mature surroundings located to the west of the City of Hull. Access from the A63 is via The Beverley Humber Bridge Link Road, the A164.

RATEABLE VALUE 2017

£37,750

TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed. Full details of quoting rents and estate charges are available on application to the joint agents.

EPC

Energy Performance Certificate
Non-Domestic Building

HM Government

Block A
Willerby Business Park
WILL
HU10 6ED

Certificate Reference Number:
0180-0438-0880-0392-2092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcb.

Energy Performance Asset Rating

More energy efficient

A+ (10-20) Net zero CO₂ emissions

A (21-25)

B (26-30)

C (31-35)

D (36-50)

E (51-55)

F (56-60)

G (61-100)

Less energy efficient

53 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1271
Building complexity (NDS level): 4

Benchmarks

Buildings newer to the one could have ratings as follows:
85% if newly built
72% if equal of the existing stock

AVAILABILITY

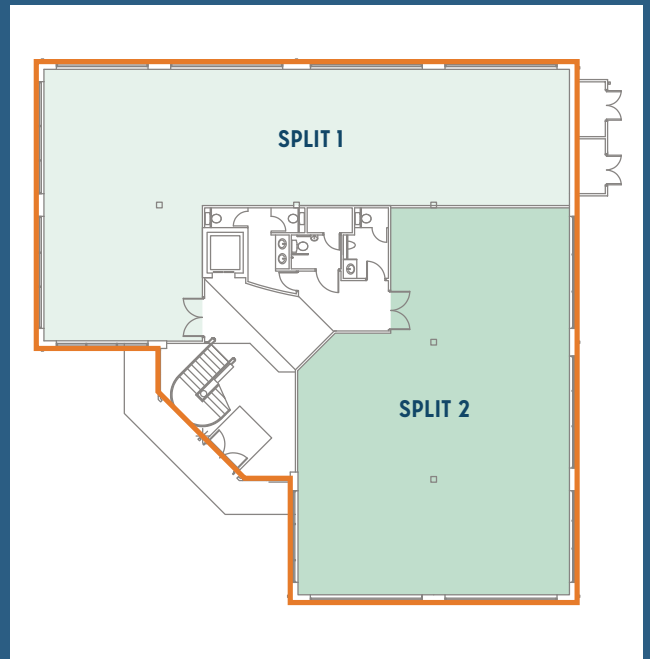
BUILDING A

Ground floor total
3,896 sq ft (362 sq m)

SPLIT POSSIBLE:

Split 1
1,965 sq ft (182.5 sq m)

Split 2
1,965 sq ft (182.5 sq m)



LOCATION



ALL ENQUIRIES

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