

Block C, Willerby Hill Business Park
Willerby, HU10 6FE

TO LET

An exceptional business park located within mature surroundings to the west of the City of Hull

Offices from c.110 sq m (1,184 sq ft) to 337 sq m (3,629 sq ft)

Access from the A63 is via the Beverley/Humber Bridge link road

High specification with raised access flooring

Ample on site car parking

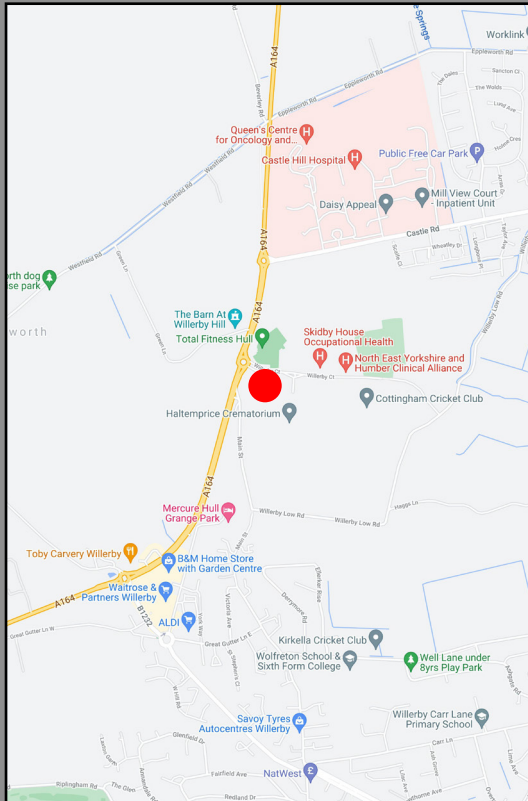
Rent on Application

Scotts
01482 325634



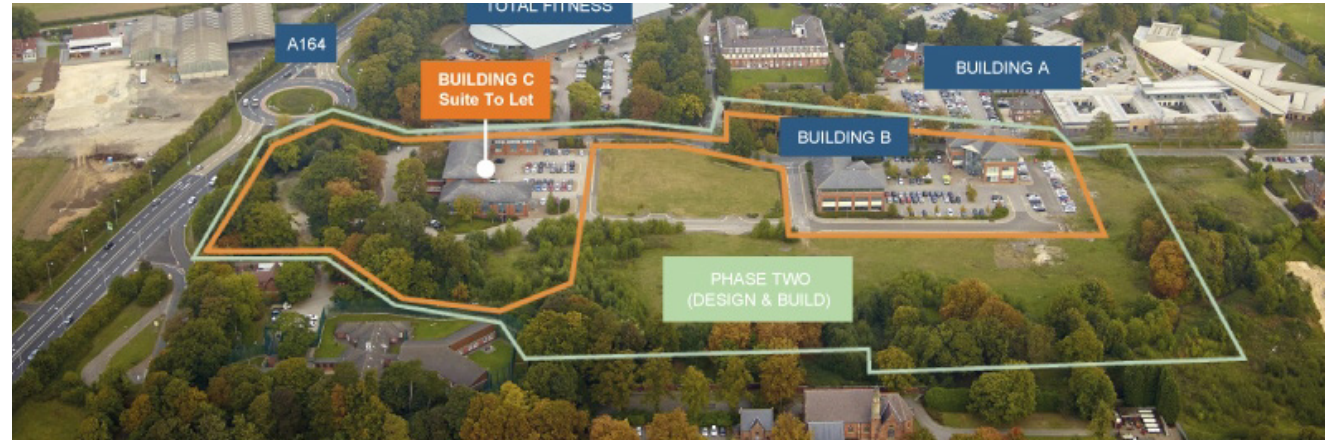
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LOCATION

Occupying a prominent main road location on the A164, Willerby Hill Business Park is strategically placed to serve the East Yorkshire region. All major routes throughout the region are within easy reach as is the M62 at Junction 38 providing fast and easy access to the National Motorway network including the M1 and A1.



DESCRIPTION

Designed and built to a particularly high level of specification, the building provides the following principal features:

- Grade A specification
- Flexible open plan floor
- Raised access floors
- LG3 recessed lighting
- Anti-glare double glazing
- Ability to accommodate retro fit air-conditioning
- Suspended ceilings
- Quality fittings throughout
- Ample on site car parking

ACCOMMODATION

Block C c.110 sq m (1,184 sq ft) - 337 sq m (3,629 sq ft)

RATEABLE VALUE

The property requires reassessment for Rating Purposes.

DISPOSAL TERMS

The offices are available To Let with rents on application.

ENERGY PERFORMANCE RATING: C (67)

LEGAL COSTS

Each party will be responsible for their own 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 07801 515165.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.5178**

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