

Albion House, Albion Lane,
Willerby, Hull, HU10 6TS

TO LET

First floor office suites from
55.87 sq m (601 sq ft) to
111.74 sq m (1,202 sq ft)

Easy access to Hull, Beverley, the
Humber Bridge and beyond

Car parking on site

Attractive modern office environment
in an excellent rural setting

Available on a new lease to be
negotiated

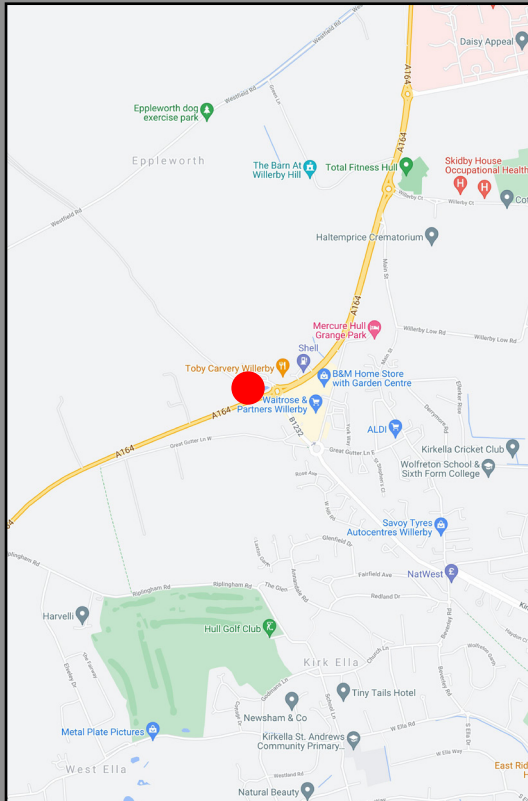
**Guide Rent from
£12,000 to £22,000 p.a.**

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Self contained office suites located in the attractive rural surroundings of Albion Lane, Willerby. Willerby is a village located on the periphery of Hull. Albion Lane specifically meets the junction of the A164 and B1232, ensuring that the offices benefit from fantastic road connections; directly accessing the A164 to Beverley, Humber Bridge, Hull and beyond.

Albion House comprises a two-storey detached office with attractive brick and timber clad elevations. Occupiers access the property through a full height controlled entrance lobby with large timber glazed windows, providing excellent light penetration into the modern office environment.

Suites 3 & 4 are available To Let, providing a mixture of open plan and separate office accommodation, staff kitchen and W.C. Disabled W.C. facilities are also provided near the main entrance. The office benefits from double glazed windows and mounted air conditioning/heating units.

The property benefits from on-site car parking.

ACCOMMODATION

Suite 3 (First Floor)

Office 55.87 sq m (601 sq ft)

Suite 4 (First Floor)

Office 55.87 sq m (601 sq ft)

LEASE TERMS

The office suite is available To Let on a new full repairing and insuring lease at a Guide Rent of £12,000 per annum, per suite or £22,000 per annum for both.

BUSINESS RATES

We understand that the office suites have the following for Business Rate entries (2023 Rating List).

Suite 3 £9,000

Suite 4 £9,000

ENERGY PERFORMANCE RATING: 'B'

LEGAL COSTS

The ingoing tenant parties will be responsible for all reasonable legal costs 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 **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6986**

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