

2nd Floor Offices, Albion House
Albion Street, Hull, HU1 3TE

TO LET

City centre
Second floor offices

Available as a whole or in part

Total accommodation
209 sq m (2,254 sq ft)

Mixture of open plan and
partitioned offices

Close proximity to
Hull's retail core and
Transport Interchange

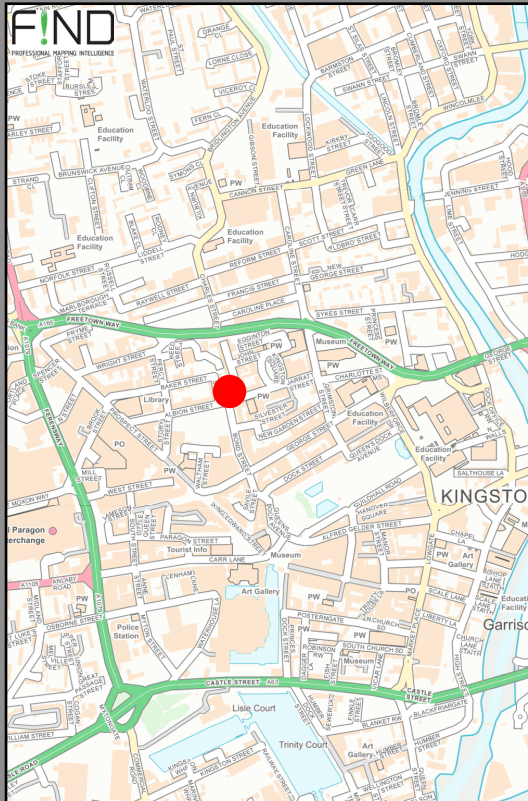
Rent on Application

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The property is located on Albion Street at its junction with Bond Street in Hull City Centre. The property benefits from close proximity to the main shopping centres, high street and Hulls transport Interchange.

The surrounding area is a mixture of residential and commercial uses, including offices, restaurants and professional services.

DESCRIPTION

The property is a three-story development comprising retail units at ground floor level and offices on the first and second floor. The vacant offices are accessed off Union Street and Charles Street via a ground floor lobby with stairs to the upper floors.

The accommodation is a mixture of open plan and partitioned offices benefiting from a staff kitchen and WC's.

The second floor office accommodation provides scope to be occupied separately or as a whole, subject to the ingoing tenants requirements.

ACCOMMODATION

Offices 209.5 sq m (2,254 sq ft)

RATEABLE VALUE

The second floor is described as 'Offices and Premises' with a rateable value of £6,890 (2023 Rating List). Occupiers may benefit from the small business rate relief scheme.

DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms. Rent on application.

ENERGY PERFORMANCE RATING: Requires re-assessment

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsbey** 12 Town Hall Street, DN31 1HN **CS.6728**

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