

Suite B - Albion House
Albion Street, Hull, HU1 3TE

TO LET

Refurbished Serviced Office Suites

Ideal for small and starter
businesses

Rent Inclusive of heating &
electricity

Suite B provides 35 sq m (377 sq ft)
Alternative suites are also available

5 minute walk from Hull Interchange

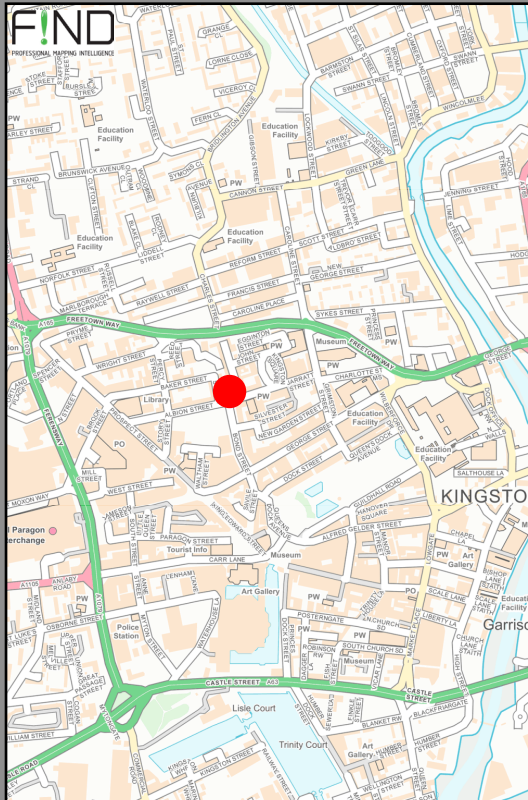
Rent only £14 per sq ft

Scotts
01482 325634



Suite B - Albion House
Albion Street, Hull, HU1 3TE

TO LET



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

LOCATION/DESCRIPTION

The offices are located on Albion Street facing the junction with Bond Street in close proximity to Hull New Theatre, the 'K2' Building and Hull Interchange, which is only a 5 minute walk away. The Prospect and St Stephens Shopping Centre's are both located close by.

Albion House is a three-story development providing office accommodation at first and second floor level. The serviced offices are accessed via Union Street to a ground floor lobby and stairs, leading to the upper floors. Each suite benefits from recent refurbishment including, new UPVC windows, suspended ceiling and integrated lighting, intercom and security systems.

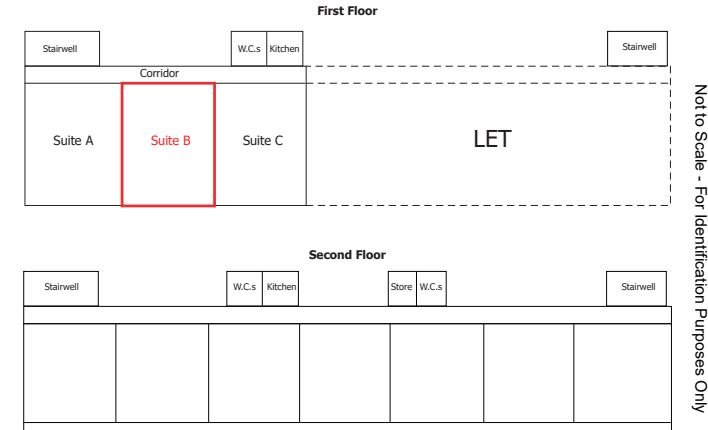
Refurbished common kitchen and WC facilities are also available.

ACCOMMODATION & DISPOSAL TERMS

Suite A 30sq m (323 sq ft) £14.00 p.s.f. £4,522 p.a. (£377 p.m.)

Suite B 35 sq m (377 sq ft) £14.00 p.s.f. £5,278 p.a. (£440 p.m.)

Suite C 35 sq m (377 sq ft) £14.00 p.s.f. £5,278 p.a. (£440 p.m.)



The rent is inclusive of heating, lighting, electricity and building insurance.

An additional 235.7 sq m (2,537 sq ft) of accommodation is also available on the second floor.

RATEABLE VALUE

Awaiting confirmation, each suite is to be re-assessed. It is anticipated the Rateable Values will be below the threshold for Small Business Rates Relief, whereby qualifying small businesses will benefit from 100% Small Business Rates Relief

ENERGY PERFORMANCE RATING: C

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 **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6278**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.