

Units 3 & 4, Bridge View,
Priory Park East, Hull, HU4 7DY

TO LET (MAY SELL)

High Specification Offices

Unit 3 - 214 sq m (2,304 sq ft)
Unit 4 - 350 sq m (3,767 sq ft)
Total 564 sq m (6,071 sq ft)

23 on-site car parking spaces

Nearby occupiers include
car dealerships, food and retail uses
and a hotel

Located close to the A63,
Humber Bridge & motorway network

Priory Park benefits from an onsite park
and ride facility

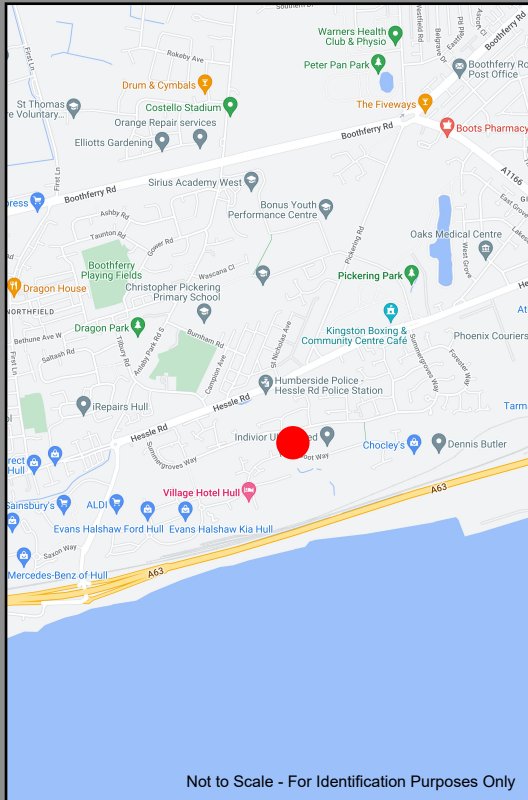
Rent £10 per sq ft

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Priory Park is situated approximately 4 miles west of Hull city centre near to Hessle on the periphery of the city. The wider development is situated close to the A63, Humber Bridge and associated national motorway network. Priory Park benefits from an onsite park and ride facility.

The property is located in a purpose-built business park on Priory Park East which is a mixed-use development comprising of traditional 'B' class employment uses, sui generis, car dealerships, food retail and a hotel. Priory Park has been substantially transformed over the last 30 years.

DESCRIPTION

The property comprises a high specification office development across ten similar specification units each with designated car parking within a central parking area. Units 3 & 4 are constructed of steel with brick elevations with an attractive coloured tile feature façade, together with a two-storey glazed entrance way. Internally the offices are fitted out to a high specification.

The accommodation has comfort cooling and benefits from suspended ceilings throughout and integrated Category 2 lighting. Outside there is car parking for approximately 23 car parking spaces within the communal car park.

ACCOMMODATION

Unit 3	214 sq m	(2,304 sq ft)
Unit 4	350 sq m	(3,767 sq ft)

RATEABLE VALUE

Units 3 & 4 Bridge View are described as 'Office & Premises' and have a rating assessment of £39,000 (2023 Rating List).

The occupant in accordance with the commercial lease terms is responsible for the payment of business rates and usual outgoings.

TERMS

Rents starting from £10 per sq ft.

The property is also available For Sale, for further information please contact Scotts.

ENERGY PERFORMANCE RATING: Unit 3 - D (84) For the full report click [here](#)
Unit 4 - C (74) For the full report click [here](#)

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 or 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 **Grimby** 12 Town Hall Street, DN31 1HN **CS.6971**

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