

Unit 4a Carlton Street Ind. Est.  
Hull, HU3 5JA

# TO LET

Industrial Unit  
1,049 sq m (11,291 sq ft)

Located on an established  
West Hull estate

Excellent access to the A63

Suitable for Manufacturing  
& Storage Uses

Available on a new lease by  
negotiation

Guide Rent £42,000 p.a.

**Scotts**  
01482 325634

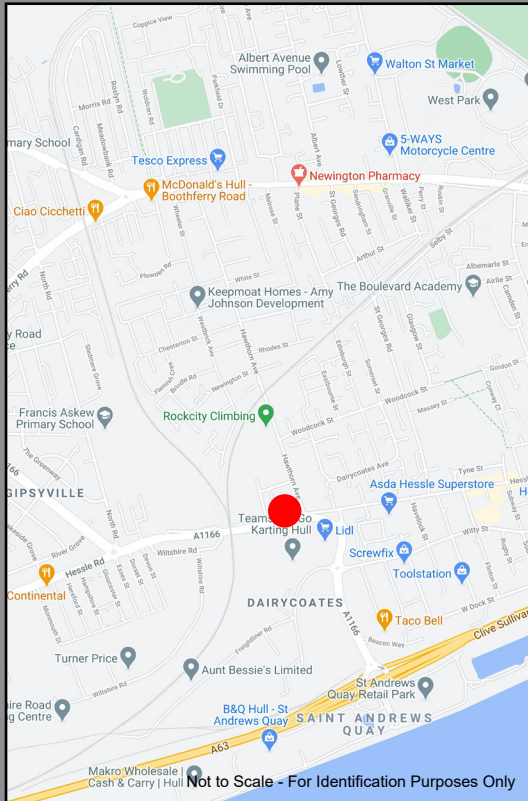




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## LOCATION

Hull is a city situated on the north bank of the Humber estuary with a population of c.260,000. The property is located approximately 2 miles west of Hull City Centre off Hessle Road and Hawthorne Avenue, with excellent access to the nearby A63. The A63 provides direct connections with the docks to the east and the Humber Bridge and national motorway network to the west.

## DESCRIPTION

The property occupies an end-terrace position. The unit is constructed to an eaves height of c.4.8m and a maximum ridge height of c.6.0m of steel portal frame construction with profile metal cladding. The unit benefits from a roller shutter access point and small yard area.

## ACCOMMODATION

Industrial Unit                      1,049 sq m                      (11,291 sq ft) G.I.A.

## LEASE TERMS

The property is available To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £42,000 per annum.

The lease will incorporate a Service Charge contributing to the repair and maintenance of common areas of the estate and communal services.

## RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The property is described as 'Warehouse and Premises' with a Rateable Value of £36,000 (2023 Rating List). The Local Authority is City and County of Kingston-Upon-Hull under Local Authority Reference 10020010000202

For confirmation of rates payable we recommend enquiring parties contact the local authority.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## 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 Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165 or Danielle Smart [danielle@scotts-property.co.uk](mailto:danielle@scotts-property.co.uk) 07739 590596.

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