

Gatehouse, Charrington Park,
West Carr Lane, Hull, HU7 0BW

TO LET

Self-contained office unit

Extending to 24.72 sq m (266 sq ft)

3 Car parking spaces

Located on a popular
industrial estate

Easily accessible location

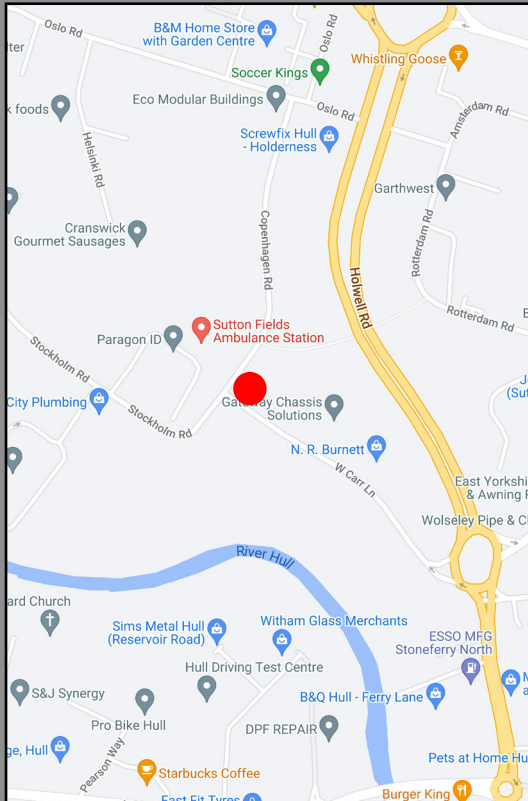
Guide Rent £4,200 p.a.exc.

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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LOCATION

Charrington Park is situated on the popular Sutton Fields Industrial Estate in Hull, approximately 2.5 miles north of Hull City Centre. West Carr Lane runs between Stockholm Road and A1033 Holwell Road/Stoneferry Road/Leads Road roundabout junction. The area is occupied by various businesses from trade sales through to manufacturing and distribution.

The location benefits from excellent connectivity with Hull's port complex located approximately 3.5 miles south east of the business park, accessed via A1165 and A1033. The A63 is located 2.5 miles south of the subject property, providing direct links to the Humber Bridge, A15, M62 and national motorway network. The A1075 to York is c.1 mile to the north.

DESCRIPTION

The offices form part of a larger industrial property, occupying a detached position at the entrance of the site. The property benefits from allocated parking spaces on a secure site protected by c.8ft (2.43m) high palisade fencing.

The property comprises of main office area, W/C, kitchen and lobby.

ACCOMMODATION

Gross internal area 24.72 sq m (266 sq ft)

LEASE TERMS

The accommodation is offered To Let on a typical commercial full repairing and insuring (FRI) lease, terms by negotiation. Guide rent £4,200 per annum exclusive.

RATEABLE VALUE

Waiting re-assessment

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 07801 515165

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