

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

TO LET

Well presented office
accommodation

156.13 sq m (1,680 sq ft)

8 Car parking spaces

Part of a multi-occupied
unit on a popular industrial estate

Easily accessible location

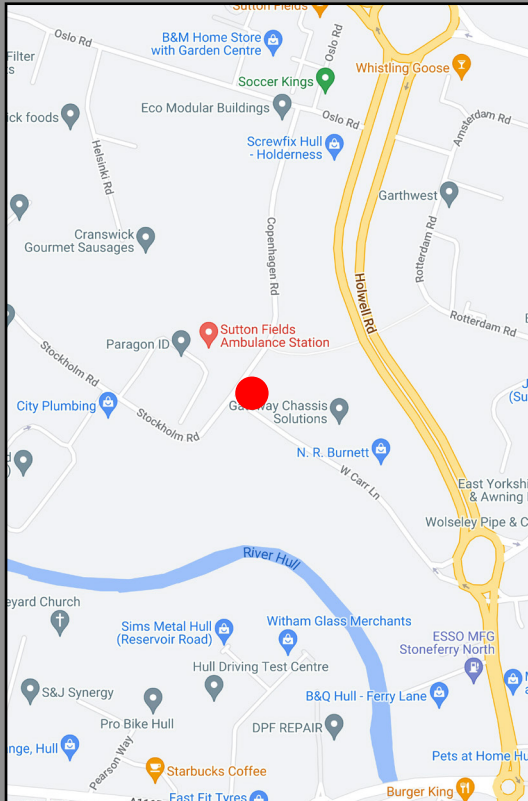
Guide Rent £8,500 p.a.exc

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

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 office forms part of a larger industrial property. The property benefits from allocated parking spaces on a secure site protected by c.8ft (2.43m) high palisade fencing.

The property benefits from its own secure entrance with the main office areas over 2 floors, W/Cs and kitchen.

ACCOMMODATION - NIA

Ground Floor	13.39 sq m (144 sq ft)	Includes: <i>Entrance lobby, Reception area and Office</i>
First Floor	71.34 sq m (768 sq ft)	Includes: <i>3 Offices, Kitchen, Ladies and Gents Toilets</i>
Second Floor	71.4 sq m (768 sq ft)	Includes: <i>Two offices</i>

Air Conditioning to all offices

LEASE TERMS

The accommodation is offered To Let on a typical commercial full repairing and insuring (FRI) lease, terms by negotiation. Guide rent £8,500 per annum exclusive.

RATEABLE VALUE

Awaiting re-assessment

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

The incoming 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

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6878**

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