

35 & 37 Coelus Street,
Hull, HU9 1AX

TO LET

Industrial accommodation available
as a whole or in part

Total c.661.3 sq m (7,118 sq ft)

If occupied separately:

No.35 356.4 sq m (3,836 sq ft) &

No.37 304.9 sq m (3,282 sq ft)

Centrally located with good access
to Clive Sullivan Way / A63

Suitable for Industrial / Storage &
Distribution uses

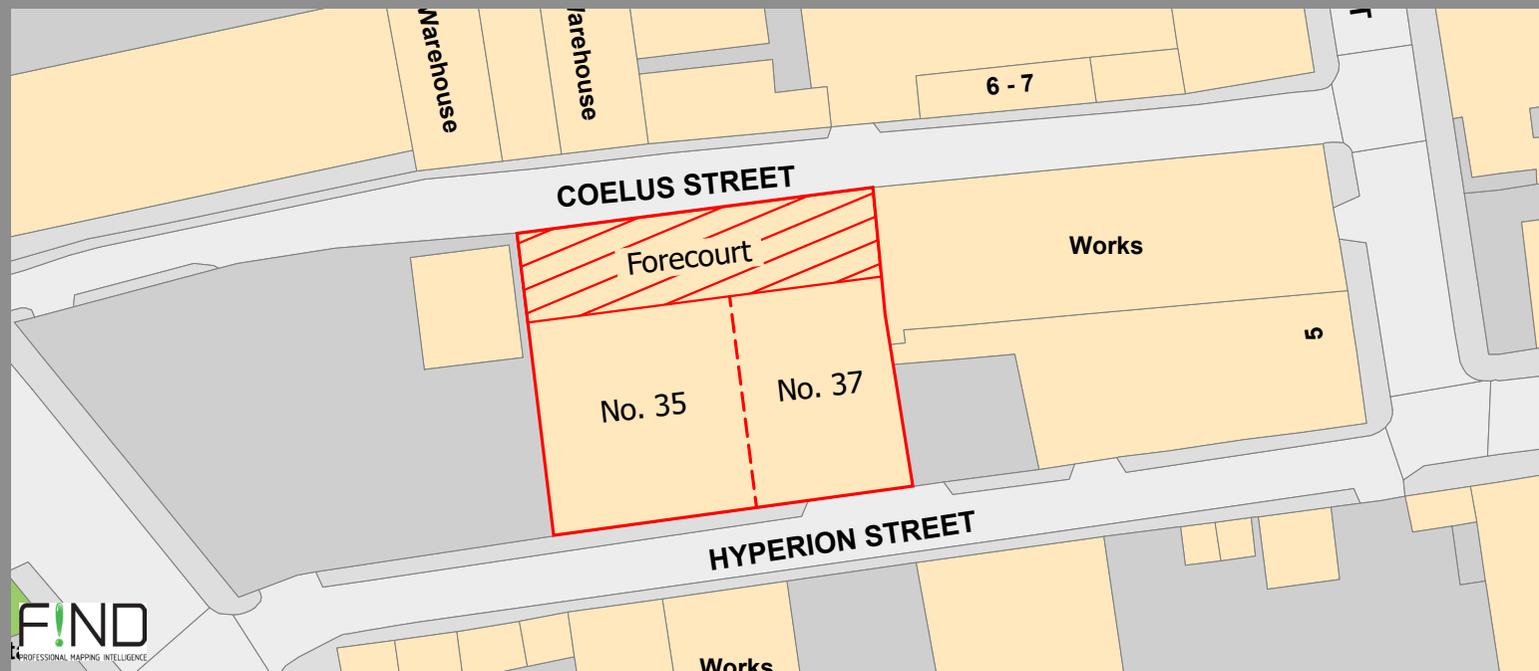
Forecourt allocation providing
fixed car parking, approx.
315 sq m (3,390 sq ft)

No.35 Guide Rent £25,000 p.a.

No.37 Guide Rent £20,000 p.a.

Guide Rent for whole P.O.A

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The subject property is located on Coelus Street off Great Union Street within a mile of east Hull City Centre. The immediate area is largely commercial with a range of industrial operations, namely car sales & repairs, warehousing and trade counter.

DESCRIPTION

The property comprises a single storey industrial building overlaid with profile metal sheet cladding to the elevations and roof. The unit(s) have been newly refurbished.

Internally the property provides the main warehouse and additional WC's. The units benefit from a concrete floor, 3-phase electricity, LED lighting and a maximum eaves height of 4.6m (under beam/truss system). Each unit benefits from an independent electric roller shutter door (3m wide by 4.1m high) and a single door entrance off the forecourt.

ACCOMMODATION

No.35 Warehouse, WC	356.4 sq m (3,836 sq ft)
No.37 Warehouse, WC	304.9 sq m (3,282 sq ft)
Total	661.3 sq m (7,118 sq ft)

LEASE TERMS

No.35 is offered To Let on commercial full repairing and insuring terms at a guide rent of £25,000 per annum exclusive.

No.37 is offered To Let on commercial full repairing and insuring terms at a guide rent of £20,000 per annum exclusive.

The whole unit is available by way of separate negotiation, please enquire further for more information.

RATEABLE VALUE

Due to re-development the property/ individual units require re-assessment.

LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: To be confirmed

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or 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.7032**

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