

Unit 4 Croft Enterprise Park,
Scott Street, Hull, HU2 8AP

TO LET

Centrally located industrial estate
close to Freetown Way

Industrial workshop and lock up unit

Flexible lease available

Located close to the City Centre
providing excellent opportunities for
citywide access

Tenants may benefit from 100%
small Business Rates Relief
(subject to status)

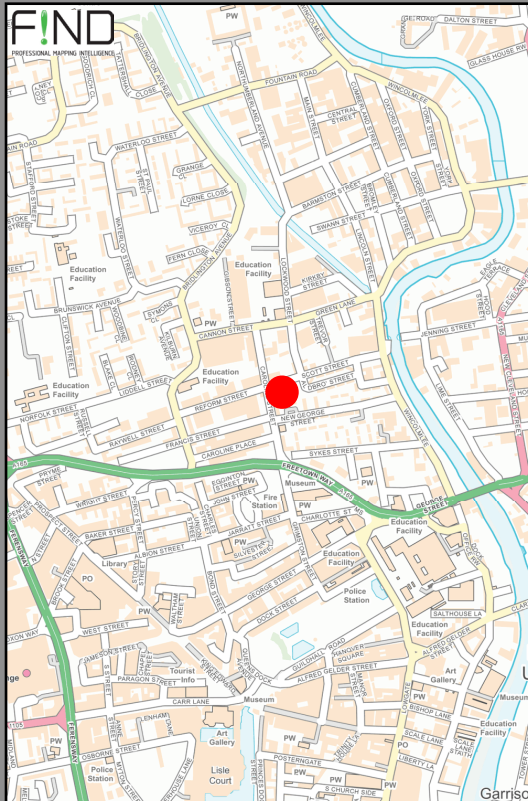
Rent £5,750 p.a.

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

LOCATION

The site is located on Scott Street off Caroline Street within the southern part of the Wincolmlee Industrial Estate close to the Freetown Way/City Centre ring road with communication links to all parts of the city.

DESCRIPTION

The buildings are of traditional steel frame construction with block work infill and brick detailing under pitched clad roof. Each unit is independently accessed via a timber door. All mains services are available. Each unit benefits from office, w/c and kitchen facilities. The site is solely accessed off Scott Street and benefits from a large secured shared yard area with dedicated parking. The unit has an effective eaves height of 5m.

ACCOMMODATION

UNIT	SIZE	RENT	2026 RATEABLE VALUE
Unit 1 & 2	164.8 sq m	LET	£3,300
Unit 3	54.3 sq m	LET	£2,300
Unit 4	58.8 sq m	£5,750 p.a.	£2,650
Unit 5	102.2 sq m	LET	£3,000
Unit 6	84.2 sq m	£6,500 p.a.	£3,400
Unit 7	33.4 sq m	LET	£1,450
Unit 8	33.4 sq m	LET	£1,325



Maintenance and repairs to the exterior are included within the rent.

Under current legislation, an eligible occupier may benefit from 100% discount under the Small Business Rates Relief Scheme.

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 Will O'Brien will@scottss-property.co.uk 07801 885302

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