

Hi Tech House, 8 Goulton Street,  
Hull, HU3 4DD

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## FOR SALE / TO LET

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Detached unit of steel portal  
frame construction

The unit is fitted as offices/training  
rooms with ancillary stores/staff  
amenities over 2 floors

Extends to c.490 sq m (5,270 sq ft)

Floorplate c.280 sq m (3,000 sq ft)

Good circulation/on-site parking

Established industrial/trade counter  
location with visibility to the A63

**Guide Price £475,000**

**Guide Rent £40,000 pa exc**

**Scotts**  
01482 325634



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## LOCATION/DESCRIPTION

The property is situated in an established commercial/industrial location c.1 mile or so to the west of Hull city centre. The property, accessed off Goulton Street, is visible to the A63 (Clive Sullivan Way).

The detached property is of steel portal frame construction with insulated profile metal sheet cladding. The property has been adapted and fitted out to accommodate a previous training use including classrooms and offices together with ancillary staff and storage accommodation. The property has uPVC double glazed windows and doors with security shutters to lower openings. The property benefits from gas fired heating to radiators.

## ACCOMMODATION

We attach a layout plan showing the office/training rooms only at ground and first floor level in addition to which there is a kitchen/canteen area, WC facilities and stores.

Total accommodation as currently existing is c.490 sq m (5,270 sq ft) across 2 levels. The ground floor floorplate is c.280 sq m (3,000 sq ft).

The detached unit has significant surfaced and drained external areas offering good car parking and circulation. We estimate a site area of 0.13 Ha (0.3 acres).

## RATEABLE VALUE

The property is described as 'Offices & Premises' with a rateable value of £23,500 (2023 Rating List).

## DISPOSAL TERMS

To Let under the terms of a new commercial lease for a term to be agreed at an initial rent of £40,000 pa exc or For Sale with full vacant possession at £475,000.

## LEGAL COSTS

In the event of a letting the ingoing party will pay its own costs together with those of the landlord in connection with the preparation and agreement of the lease documentation.

In the event of a sale, each party will pay its own costs. The acquiring party will pay any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING:** D (95)

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7088**

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# Hi Tech House, 8 Goulton Street, Hull, HU3 4DD

Ground Floor



First Floor



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