

Unit 4a Horseshoe Park,
Hawthorn Avenue, Hull, HU3 5FX

TO LET

Industrial unit
with small yard area

Extending to
c.236 sq m (2,541 sq ft) overall

Desirable west Hull location on
the west side of Hawthorn Avenue

Part of an established
industrial estate

Guide Rent £10,000 p.a.

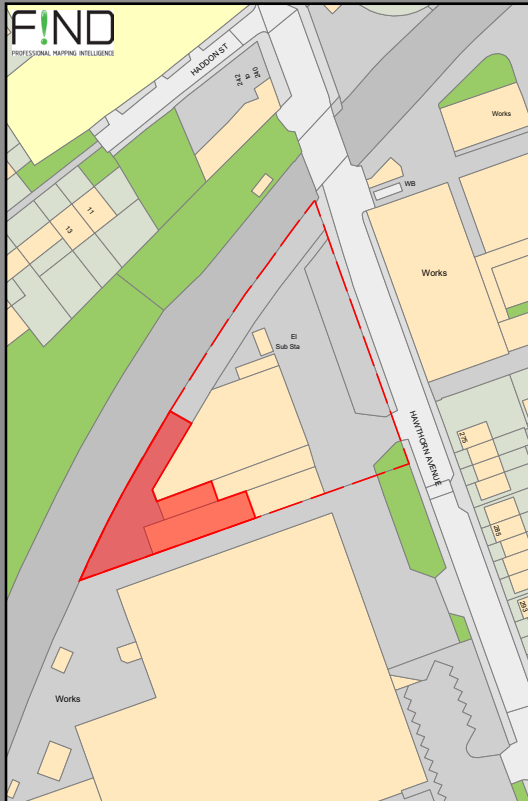


Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located on the west side of Hawthorn Avenue occupying a midway position next to the railway line. The immediate area is established, and mixed use characterised by both older and more recently constructed commercial buildings with high density residential beyond.

The property comprises a single-storey unit with a side office / store area, under a multi-pitched steel truss roof clad with asbestos profile sheeting. Elevations are of traditional brick construction partially overclad with metal profile sheeting. The property has its own self contained yard area.

We understand mains water, electricity and drainage are connected to the property and we assume these are adequate for the present use.

We have not tested the services and cannot comment further.

ACCOMMODATION

Unit 4a 236 sq m (2,541 sq ft)

LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £10,000 per annum.

RATEABLE VALUE

The premises require reassessment.

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: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Danielle Smart danielle@scotts-property.co.uk 07739 590596 or Tim Powell tim@scotts-property.co.uk 07801 515165

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