

Unit 1 - K3, Clough Road,
Hull, HU5 1SN

TO LET

Former Cafe Premises

Overall accommodation
102 sq m (1,100 sq ft)

On site parking

Situated in an established
commercial location

Rent - £8 per sq ft
exclusive of other outgoings

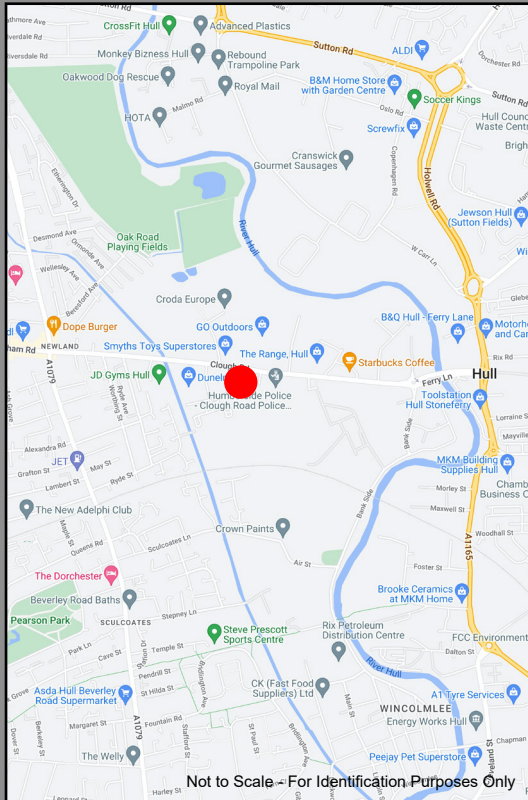


Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

K3 is located approximately 3 miles to the north of Hull Centre and 4 miles from the A64, the main arterial route to Hull, providing access to the M62 motorway network.

Clough Road is an established commercial location with a mixture of out-of-town retail, industrial, office and leisure occupiers including Humberside Police, Humberside Fire & Rescue, The Range, Mecca, Smyths Toys, Go Outdoors, Dunelm, Carpetright and J D Gyms.

DESCRIPTION

K3 business centre comprises a range of light industrial / design studios and offices. The space has been fully refurbished to create a feature entrance with high quality break out space and meeting rooms.

The former cafe unit benefits from being on the ground floor, lots of free parking, male / female toilets and kitchen sinks and some other equipment included.

There could be an opportunity of an outdoor seating area for summer use.

ACCOMMODATION

Unit 1 102 sq m (1,100 sq ft)

TERMS

Rent - £8 per sq ft exclusive of other outgoings*.

*In addition to the rent, a service charge applies which covers items like water use, communal area upkeep, waste management, cleaner, teas, coffee, etc, fire alarm checks, external repairs. Other outgoings would be electric and internet.

RATEABLE VALUE

The premises will require reassessment.

ENERGY PERFORMANCE RATING: B (48)

LEGAL COSTS

Each party will be responsible for their own 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 or Will O'Brien will@scotts-property.co.uk 07739 590596

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