

Unit 2 - K3, Clough Road,
Hull, HU5 1SN

TO LET

Ground floor accommodation

Overall accommodation
115 sq m (1,237 sq ft)

Open plan configuration

On site parking

Would suit a variety of alternative
uses (subject to consents)

Onsite reception and
children's day nursery

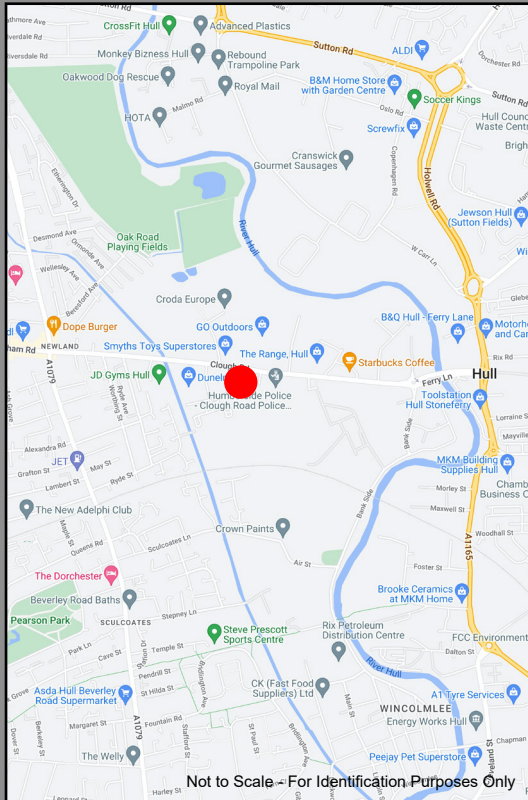
Rent - £9,896 p.a.

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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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, Currys PC World, Dunelm, Carpetright, Exercise 4 Less, J D Gyms.

DESCRIPTION

K3 business centre comprises a range of light industrial / design studios and offices. The offices range from smaller suites suitable for new or expanding businesses to large floor plates suitable for call centres. The space has been fully refurbished to create a feature entrance with high quality break out space and meeting rooms.

The unit benefits from being on the ground floor with key fob access. Externally there is an excellent level of on site car parking.

ACCOMMODATION

Ground Floor 115 sq m (1,237 sq ft)

TERMS

Costs are based upon £9,896 per annum exclusive of VAT and 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: E (102)

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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