

Unit B2 Kingston Way Factory Estate,
Stockholm Road, Hull, HU7 0XW

TO LET

Regular shaped industrial unit

Extending to approximately
128.13 sq m (1,379 sq ft) overall

Dedicated car parking on a
secure shared yard

Eligible for 100% exemption under the
Small Business Rates Relief Scheme

Excellent cross city access via A1165
Stoneferry Road

Located on Sutton Fields,
a popular industrial location

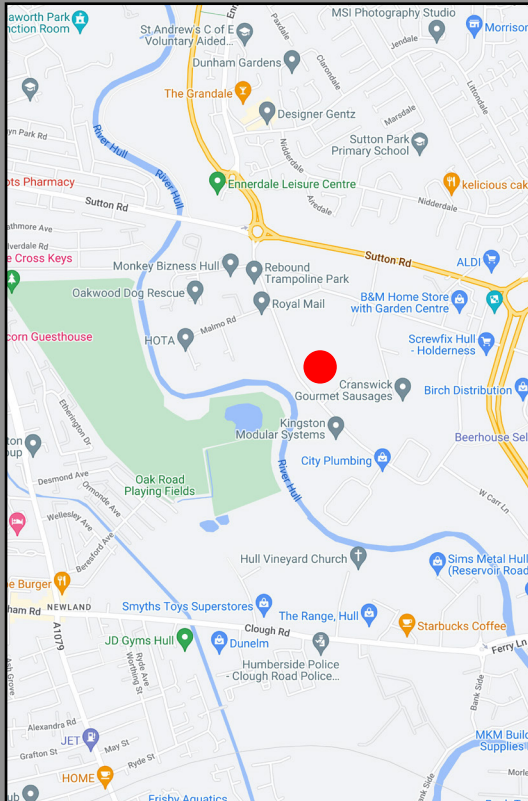
Guide Rent £12,250 p.a.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The units are located on the Sutton Fields industrial estate approximately 2 miles north of Hull city centre. A popular and well recognised industrial location with excellent cross city access via Stoneferry Road (A1165) and the city's ring road.

The immediate area is recognised by Hull City Council as a business/employment zone reflecting a wide range of trade counter, industrial, storage and distribution.

DESCRIPTION

The unit forms part of a wider single storey terrace of traditional brick construction overlaid with a mono pitched roof incorporating translucent panels and rainwater goods. The unit benefits from a concrete floor, single door and electric roller shutter door access (3.45m wide x 4.8 high), fire alarm system, W/C's and a maximum eaves height of 5.5m.

Externally the unit benefits from a large shared yard with car parking provision opposite.

Each unit is independently serviced with a mains water and 3 phase electricity.

ACCOMMODATION

Ground Floor Office	7.28 sq m	(78 sq ft)
Workshop	120.85 sq m	(1,300 sq ft)
WC's	-	-
Total	128.13 sq m	(1,379 sq ft)

RATEABLE VALUE

The property is described as 'Store & Premises' with a Rateable Value of £9,200 (2023 Rating List). Under current legislation, the property qualifies for 100% exemption under the Small Business Rates Relief Scheme.

DISPOSAL TERMS

The premises are offered To Let on typical full repairing and insuring commercial terms at a rent of £12,250 per annum exc.

ENERGY PERFORMANCE RATING: Requires Reassessment

LEGAL COSTS

The incoming 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.

FURTHER INFORMATION AND TO VIEW

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

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7035**

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