

Unit A2, A3, & A4, Kingston Ind. Est.  
Stockholm Road, Hull, HU7 0XW

# TO LET

Industrial accommodation located in  
Sutton Fields

Accommodation as a whole extending to approx. 542.7 sq m (5,841 sq ft) overall.

Available by way of an assignment of the whole or individually, subject to the terms offered & landlord consent

Dedicated car parking

Popular industrial location

**Rent on Application**



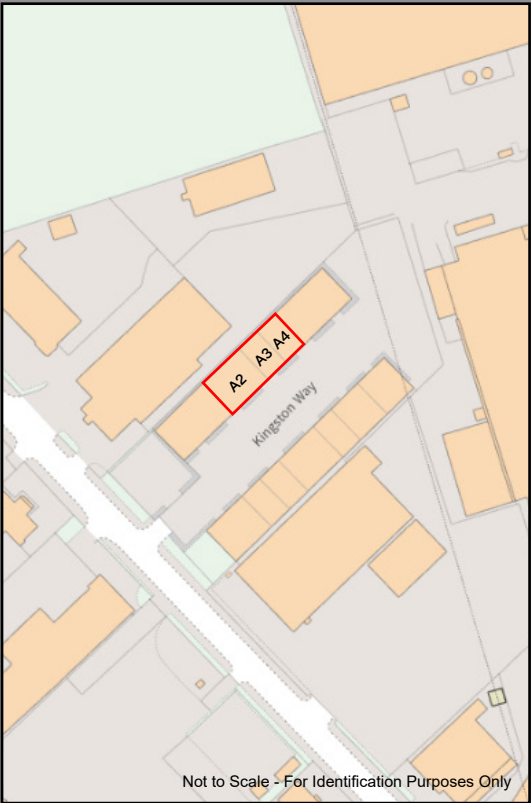
**Scotts**  
01482 325634





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[www.scotts-property.co.uk](http://www.scotts-property.co.uk)

## LOCATION

The units are located on the Sutton Fields industrial estate, approximately 2 miles north of Hull city centre. Sutton Fields is an established industrial location with excellent cross city access via Stoneferry Road (A1165).

## DESCRIPTION

The premises comprise three mid-terrace industrial units on a shared site accessed off Stockholm Road. The units are built using a steel portal frame with concrete block and brick infill to the elevations. The roof is mono pitched providing a maximum eaves height of 5m. There are two electric roller shutter doors and one manual concertina door measuring 4.8m high and 3.4m wide. Each unit benefits from dedicated forecourt car parking.

## ACCOMMODATION

|              |                   |                      |
|--------------|-------------------|----------------------|
| A2           | 273.7 sq m        | (2,946 sq ft)        |
| A3           | 134.5 sq m        | (1,448 sq ft)        |
| A4           | 134.5 sq m        | (1,448 sq ft)        |
| <b>Total</b> | <b>542.7 sq m</b> | <b>(5,841 sq ft)</b> |

## LEASE TERMS

An assignment or a subletting may be available under an existing lease expiring (04/27) or a new tenancy under new full repairing and insuring terms by negotiation.

## RATEABLE VALUE

The units are listed in the Valuation Office Agency rating list under the following assessments (effective April 23).

A2 is described as 'Workshop & Premises' with a Rateable Value of £15,500

A3 is described as 'Store & Premises' with a Rateable Value of £9,700

A4 is described as 'Store & Premises' with a Rateable Value of £8,900

An eligible occupier may benefit from small business rates relief (subject to qualifying status).

## 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.

## ENERGY PERFORMANCE RATING: C (72)

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto: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.7239**

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