

Lockwood Street,
Hull, HU2 0HN

TO LET

Industrial Unit

Total accommodation
c.27,000 sq ft (2,508 sq m)

Suitable for storage or
manufacturing

Concrete surfaced yard area

Popular industrial location

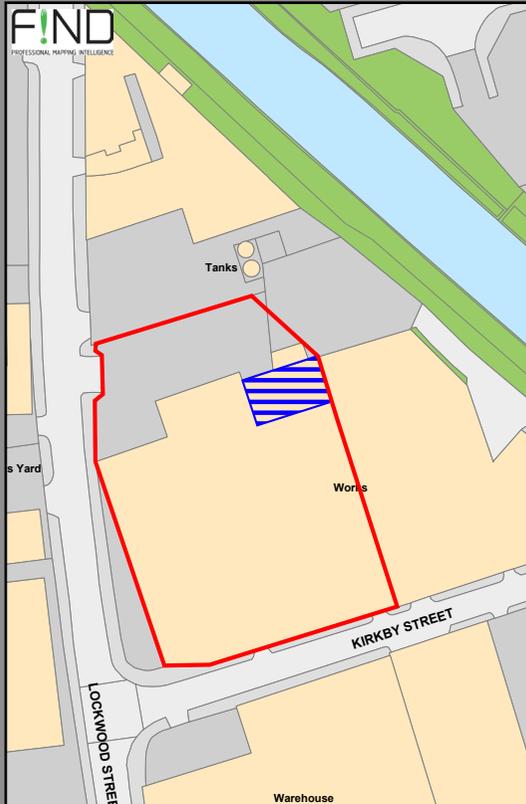
£90,000 per annum



Scotts
01482 325634

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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

Lockwood Street is located within the established and well known industrial district of Wincolmllee. Situated approximately half a mile north of Hull City Centre, close to Freetown Way.

DESCRIPTION

The building is of modern construction with a steel portal frame incorporating a brick / blockwork and externally clad. The unit is constructed in bays. The site benefits from a large private yard providing access to the unit and facilitating options for external storage, parking and loading.

The building benefits from 3 loading doors, 3-Phase electric and W/C block.

ACCOMMODATION

Gross internal area 27,000 sq ft (2,508 sq m)

RATEABLE VALUE

The property will require re-assessment.

TERMS

The property is offered To Let on commercial full repairing and insuring terms at a guide rent of £90,000 per annum exclusive

ENERGY PERFORMANCE RATING: Exemption Certificate

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 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.7166**

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