

Lockwood Street,  
Hull, HU2 0HN

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**TO LET**

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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

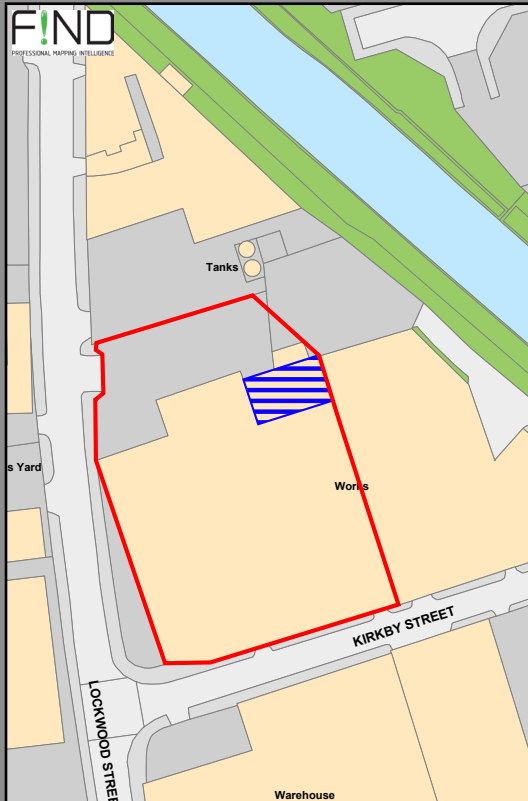
£90,000 per annum



**Scotts**  
01482 325634

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Not to Scale - For Identification Purposes Only

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01482 325634  
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:** Awaiting Confirmation

## 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](mailto:tim@scotts-property.co.uk) 07801 515165 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

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