

First Floor, Lowgate House
Lowgate, Hull, HU1 1EL

TO LET

Modern City Centre Offices

Suite extends to 204 sq m
(2,191 sq ft)

Located in the heart of historic
Old Town

Open plan with kitchen facilities
incorporated

Close to Courts and Guildhall

Guide Rent £18,000 p.a.exc.



Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Lowgate House is located in Hull, the regional capital of the East Riding of Yorkshire. It is situated within the attractive Old Town, occupying a prominent position on the east side of Lowgate at its junction with Bishop Lane in the heart of Hull's Business District close to the Crown Court, Magistrates Court and the Guildhall. The property is centrally located and accessible to all of the city centre's main amenities. Lowgate House also benefits from excellent cross city connectivity through easy road access and excellent public transport links.

DESCRIPTION

The offices have the benefit of an attractive communal entrance served by two lifts to all floors.

The first floor rear suite has windows looking over two aspects. The suite is open plan but could be partitioned to suit an individual occupier, subject to Landlord approval.

ACCOMMODATION

First Floor (Rear) Suite 204 sq m (2,191 sq ft).

Additional accommodation is available within Lowgate House if required.

Contract car parking options are available nearby.

LEASE TERMS

The suite is available on effective full repairing and insuring lease terms at a guide rent of £18,000 per annum exclusive.

The tenant will pay towards a common service charge which contributes to the repair/maintenance of the exterior of the property, cleaning and lighting of common areas, heating of the offices and management.

RATEABLE VALUE

The premises are described as 'Offices and Premises' with a Rateable Value of £11,000 (source VOA website) effective April 2023. Under current provisions no rates will be payable to a qualifying small business.

LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D

FURTHER INFORMATION AND TO VIEW

Contact Danielle Smart danielle@scotts-property.co.uk 07739 590596 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 **Grimby** 12 Town Hall Street, DN31 1HN **CS.5488**

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