

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

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# TO LET

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Serviced Office Suites

Suites from 26 sq m (276 sq ft)  
to 40 sq m (430 sq ft)

Ideal for SME's

Located in Hull's Professional  
District

Flexible terms on all-inclusive rents

Eligible for Small Business Rate  
Relief (Subject to tenant status)

Rent £15 per sq ft

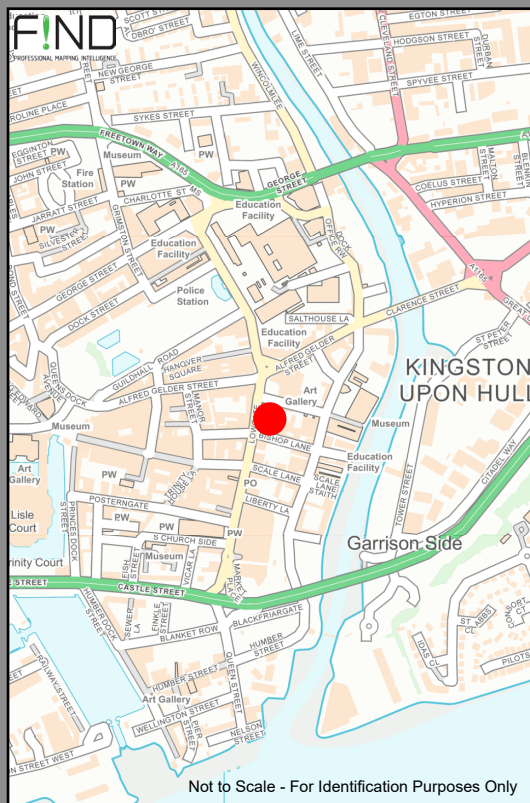
**Scotts**  
01482 325634





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Not to Scale - For Identification Purposes Only

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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. Contract parking options are available nearby.

### DESCRIPTION

Lowgate House is a commanding seven storey office building situated in a prominent location in Hull City Centre. The building offers office accommodation with excellent views across to The Deep, the Grade II Listed former Post Office and the Guildhall. The offices have the benefit of an attractive communal entrance served by two lifts to all floors. The offices are finished to a high standard benefitting from carpeting, central heating and suspended ceilings throughout.

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### ACCOMMODATION / LEASE TERMS

Suite 1	22 sq m (232 sq ft)	£15 p.s.f. (£290.00 p.c.m.)
Suite 2	40 sq m (430 sq ft)	£15 p.s.f. (£537.50 p.c.m.)
Suite 3	21 sq m (226 sq ft)	£15 p.s.f. (£282.50 p.c.m.)
Suite 4	27 sq m (285 sq ft)	£15 p.s.f. (£356.25 p.c.m.)
Suite 5	26 sq m (276 sq ft)	£15 p.s.f. (£345.00 p.c.m.)

The offices are available on a flexible all inclusive rent to include all service charge costs, cleaning of the common areas, water, heating and electricity but excluding Business Rates\*\*.

### RATEABLE VALUE - (2023 Rating List)

Suite 1 has a Rateable Value of £2,000
Suite 2 has a Rateable Value of £3,550
Suite 4 has a Rateable Value of £2,450
Suite 5 has a Rateable Value of £2,550

Please note the possible availability of small business relief. \*\*Under current provisions no rates will be payable to a qualifying small business.

### ENERGY PERFORMANCE RATING: D

### 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.

### FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496 or Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.5488**

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