

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

TO LET

Modern City Centre Offices

Suite extends to 358 sq m
(3,853 sq ft)

Located in the heart of historic
Old Town

Open plan configuration

Close to Courts and Guildhall

Rent on Application
(subject to occupier requirements)



Scotts
01482 325634



Fourth Floor, Lowgate House

Lowgate, Hull, HU1 1EL

TO LET



Scotts
01482 325634
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 fourth floor 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

Fourth Floor 358 sq m (3,853 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 by negotiation.

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 £23,250 (source VOA website) effective April 2023.

LEGAL COSTS

The ingoing 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**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.