

Sixth Floor Rear, Lowgate,
Lowgate House, Hull, HU1 1EL

TO LET

Sixth floor offices

Suite extending to
78.5 sq m (845 sq ft)

Located in the heart of the historic
Old Town & Professional District

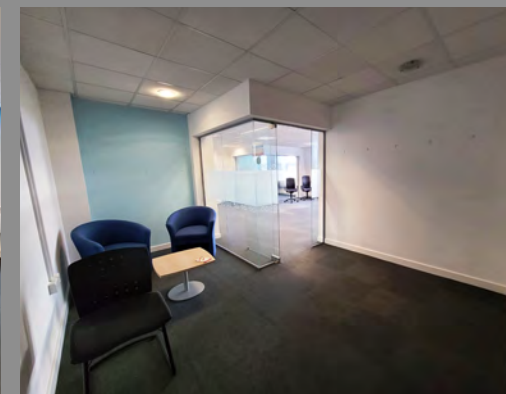
Close to the Courts & Guildhall

Contract parking options nearby

Guide Rent £8,000 p.a.



Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Lowgate House is located in Hull, the region 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 transport links.

DESCRIPTION

Lowgate is a commanding seven storey office building in a prominent location. The building offers office accommodation with excellent views across to The Deep, the grade II listed Post Office and the Guildhall.

The 6th floor rear office has been internally divided via glass partitioning to create a separate meeting room and waiting area. The demise benefits from carpeting and wall mounted heating throughout, suspended ceiling tiles with integrated lighting and a staff kitchen.

ACCOMMODATION

6th floor rear suite 78.5 sq m (845 sq ft) - Additional accommodation is available within Lowgate House if required.

Contract parking available nearby

LEASE TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) lease terms at a guide rent of £8,000 per annum exclusive.

The tenant will pay towards a common service charge which constitutes 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 property is described as 'Offices and Premises' with a rateable value of £5,100 effective April 2023. Occupiers may be eligible for small rates relief subject to tenant status.

ENERGY PERFORMANCE RATING: D (78)

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.

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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