

Marfleet Avenue,
Hull, HU9 5RS

TO LET

Workshop/stores

Sizes range from
7,621 sq ft (707 sq m) to
21,356 sq ft (1,983 sq m)

In close proximity to
Hedon Road (A1033) and the
docks complex

Access available from
Marfleet Lane

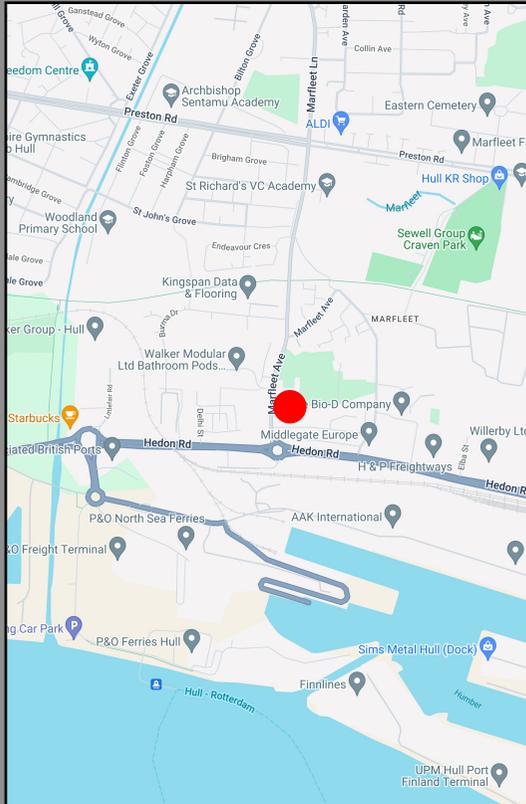
Rent From £3.00 p.s.f.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located off Marfleet Avenue, c.4 miles east of Hull city centre with direct access from Marfleet Lane.

The site benefits from excellent transport links with Hedon Road (A1033) and easy access to the port of Hull and to the city to the west and beyond.

The unit comprises a steel profile clad warehouse constructed around a steel portal frame under a pitched roof.

ACCOMMODATION

Industrial Unit 7,621 sq ft (707 sq m) - 21,356 sq ft (1,983 sq m)

RATEABLE VALUE

The property will need to be reassessed for rating purposes.

LEASE TERMS

The property is offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis.

Rent from £3.00 per sq ft.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: To be confirmed

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165. Joint agent: PPH Commercial – Ben Cooper ben.cooper@PPH-Commercial.co.uk 01482 626912

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7110**

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