

Suite 10 Mendham Business Park
Hull, East Yorkshire, HU12 8DZ

TO LET

Serviced Office Suite with Parking

c.15.80 sq m (170 sq ft)

Recognised Business Park

Prominent Main Road Position

Convenient for Docks &
Saltend Works

Available on Easy in and Out Terms

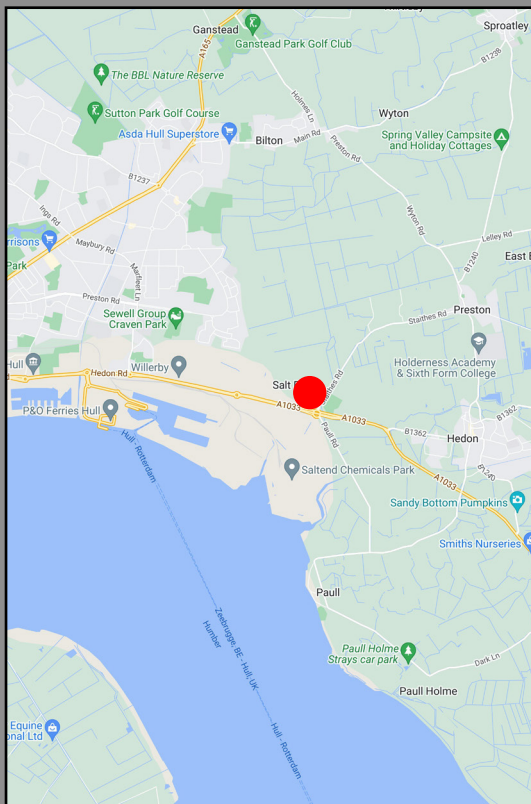
Guide Rent £3,450 p.a.
inc. all Utilities & Insurance

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The property forms part of the Mendham Business Park located on and with frontage facing the A1033 Hedon Road forming the main arterial road running eastward from the city, convenient for the Hull docks and nearby Saltend Chemical works.

DESCRIPTION

The property comprises a first floor serviced office within a recognised business park east of Hull City Centre, to include use of reception, Communal W.C.'s, kitchen, the letting fee including heating and electric*, with communal parking to the frontage. The office extends to c.15.8 sq m (170 sq ft) measured on a NIA (net internal area) basis and is available on easy in and out terms. *subject to agreed user (see letting note below.)

DISPOSAL TERMS

The property is available on an initial 12 month licence following which this would continue on a rolling monthly basis. The rent is fully inclusive covering water, gas central heating and electric*, security alarm, CCTV and building insurance. Externally there are multiple allocated parking spaces for up to 10 cars to be agreed with landlord.

The rent is payable quarterly exclusive of Business Rates if payable. Interested parties are invited to discuss their specific terms and requirements etc.

Total: £3,450 per annum, payable quarterly in advance. *subject to agreed user (see letting note below.)

RATES

The tenant will be responsible for the payment of the Business Rates. Internet enquiries through the Valuation Office Agency website have revealed that the office suites form part of a larger assessment. The owners are looking to instigate a reassessment through the Valuation Office. Such assessment and payment of business rates will be subject to either the national or small business multiplier or other reliefs. Interested parties should clarify this position with the local rating authority, the East Riding of Yorkshire Council following reassessment.

SERVICES

The mains services of water, electric and heating are included* within the Licence Fee for the property, as well as the monitoring, testing and servicing of the fire and burglar alarm system which is present through out the building. Telephone and Internet connection should be established before commitment to take up the licence. *subject to agreed user (see letting note below.)

LETTING NOTES *Electric is inclusive for an average user based upon metering/monitoring by the licensor.

ENERGY PERFORMANCE RATING: D.

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk or joint agent Leonards 01482 375212 rjwm@leonards-property.co.uk Ref. Robert Maitland-Biddulph

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.0000**

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