

Unit 3 Mendham Business Park  
Hull, East Yorkshire, HU12 8DZ

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# TO LET

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Industrial Unit with Parking

Accommodation totals  
c.258.6 sq m (2,784 sq ft)

Recognised Business Park

Prominent Main Road Position

Convenient for Docks &  
Saltend Works

Available on Easy in and Out Terms

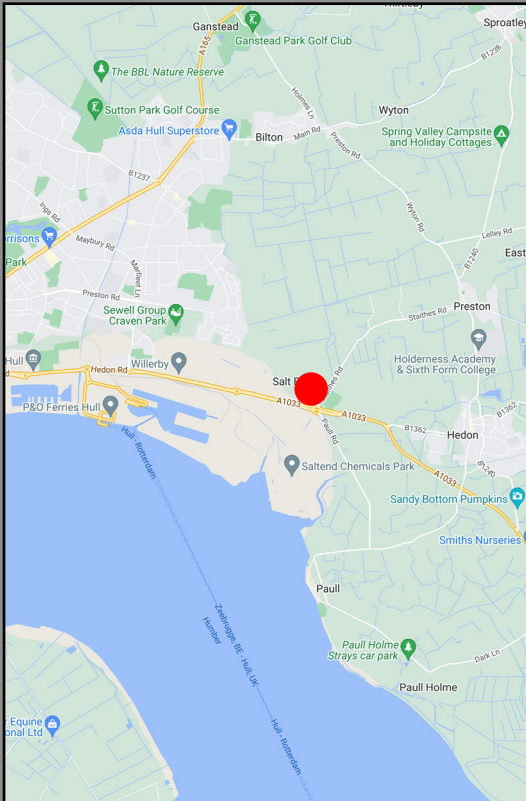
**Guide Rent £15,000 p.a.**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The property is situated on the northern side of Hull Road, Hedon Road, to the eastern side of the city. Hull and Hedon Road form a dual carriageway which link with the A63 forming the main carriageway from east to west cross the city, which is presently the subject of ongoing improvement works, facilitating a quicker link. Access to the site can be taken from both Hull Road and from Staithe Road which connects to the Hull Road at the Saltend roundabout.

## DESCRIPTION

Comprises a single-storey overclad industrial unit under a pitched clad roof supported by steel stanchions and roof trusses, attached to this is a concrete block lean-to under a mono pitched roof. Internally, the unit benefits from a 3-phase electrical supply and an overhead gantry crane. The roller shutter door is accessed via a shallow concrete ramp, measuring 3.8m high (12' 4") by 3.6m wide (11' 8"). The unit has a maximum eaves height of 4.8m (15' 7").

## ACCOMMODATION

Workshop	238.1 sq m	(2,563 sq ft)
Lean-to workshop	20.5 sq m	(221 sq ft)
<b>Total</b>	<b>258.6 sq m</b>	<b>(2,784 sq ft)</b>

## RATEABLE VALUE

The property is described as 'Workshop & Premises' with a Rateable Value of £10,250 (2023 Rating List). Under current legislation, a qualifying small business will benefit from full rates relief.

## DISPOSAL/LEASE TERMS

The property is offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £15,000 per annum.

## LEGAL COSTS

The incoming Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

## ENERGY PERFORMANCE RATING: D

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302.

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