

Brewery House, The Maltings,
Silvester Street, Hull, HU1 3HU

TO LET

Grade A Offices from 1,668 sq ft
(155 sq m) to 25,205 sq ft (2,342 sq m)

Available as individual suites
or as a whole

Extensive fit out completed
by the current tenant

Located in The Maltings, Hull's unique
city centre office business complex

Within close proximity to
Queens Gardens and Hull's retail core

On site parking available on a
pro-rata basis

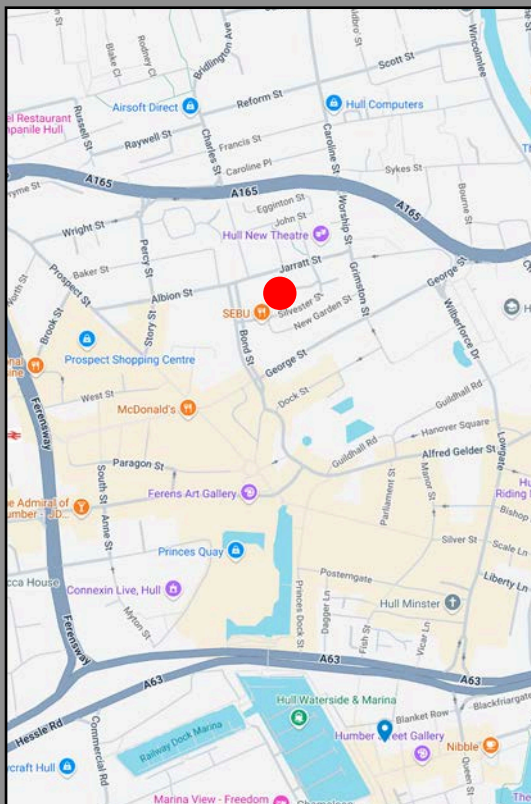
Enquire for Current Availability

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Brewery House is located within The Maltings, a unique office development on the site of the former Hull Brewery to the south side of Jarratt Street within Hull's business and legal quarter in the heart of Hull city centre.

The property is ideally situated to benefit from the city's main retail and commercial provision, with Paragon Interchange, St Stephen's Shopping Centre, Princes Quay Shopping Centre and The Fruit Market, all within easy walking distance.

The offices have been finished to a Grade A specification with impressive interior features across four floors, serviced by two staircases and lift access.

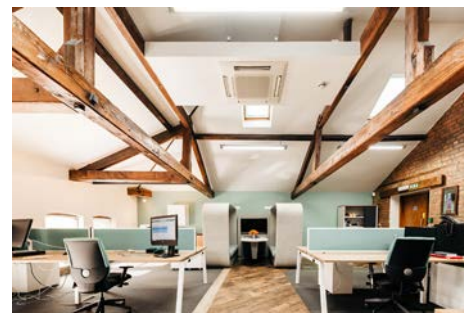
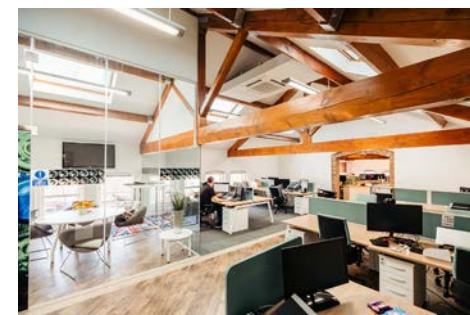
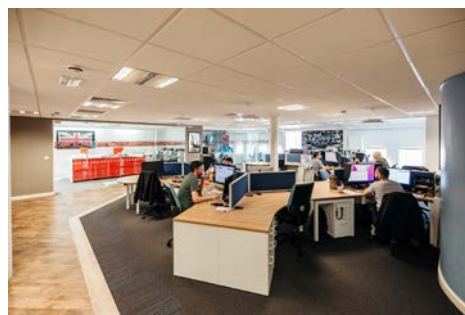
The offices have been fitted extensively including fob entry system, fitted kitchens to each suite and heat & cooling systems throughout.

The offices are available as individual suites or as a whole to suit occupier requirements.

There are 27 on-site car parking spaces to be allocated on a pro-rata basis.

ACCOMMODATION

Grade A Offices from 1,668 sq ft (155 sq m) to 25,205 sq ft (2,342 sq m) - Enquire with Scotts for current availability



Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7190**

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RATEABLE VALUE

The Rateable Value will need to be reassessed depending upon which demise is taken, however, if a small individual suite was to be let then the rates would be included as part of the inclusive rental deal.

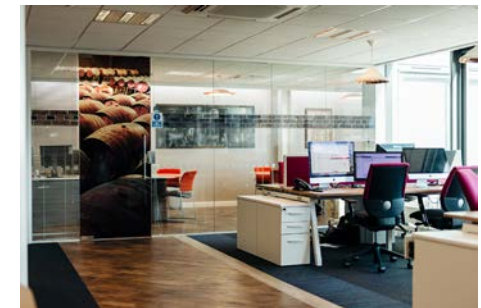
LEASE TERMS

The property is available To Let from £12 per sq ft for a minimum term of years to be agreed on effectively a full repairing and insuring basis. The tenant will be responsible for the payment of a service charge to cover repair/maintenance of the common areas etc unless an all inclusive rent is agreed.

LEGAL COSTS

The ingoing 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: B (38)



FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or Will O'Brien will@scotts-property.co.uk 07801 885302

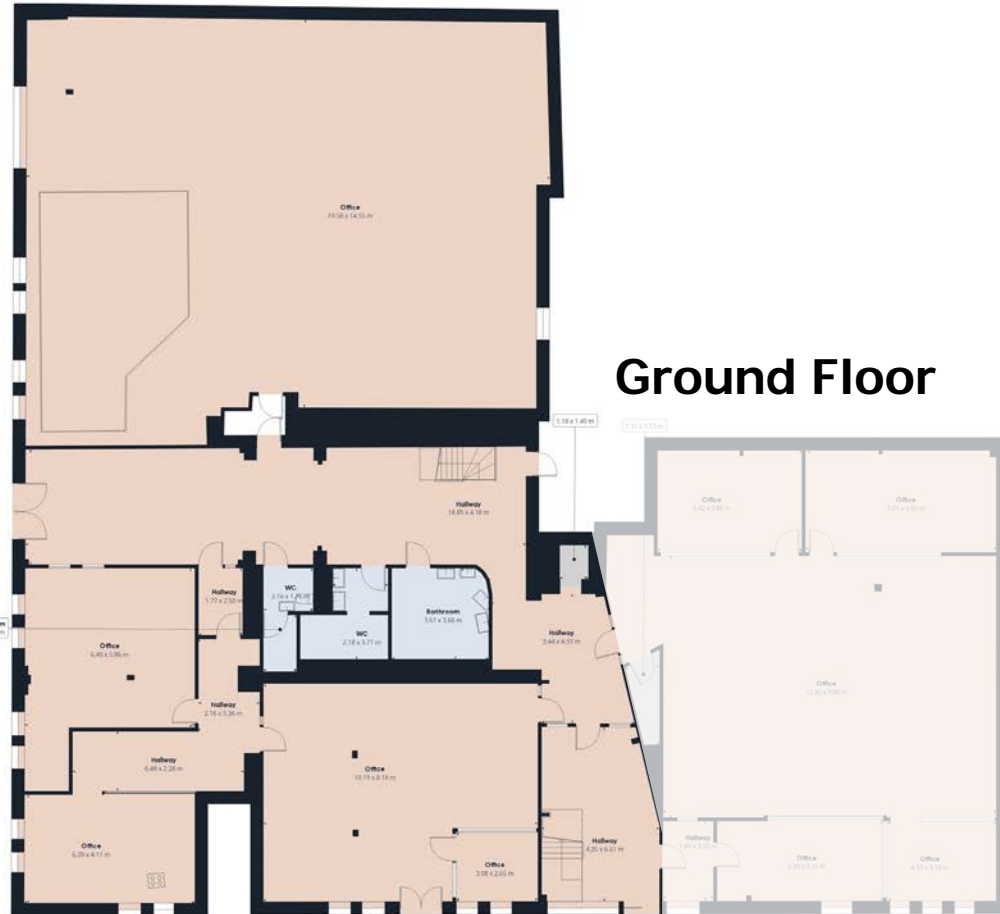
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Ground Floor



First Floor



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Office 9.96 x 6.95 m

Office 3.32 x 3.08 m

WC 4.9 x 2.13 m

Hallway 5.96 x 2.73 m

Office 9.67 x 10.79 m

Office 3.75 x 2.85 m

Office 3.79 x 2.66 m

Office 3.78 x 7.91 m

Landing 5.36 x 2.88 m

A modern meeting room with a long dark wooden table, black chairs, and a wall made of horizontal wooden planks. A large screen is mounted on the wall.

