



FOR SALE

Former D & D Engineering (Hull) Ltd, Stockholm Road, Hull, HU7 0XW

Industrial and Offices extending to c. 1,211.6 sq m (13,041 sq ft) G.I.A.

Enquire to Tim Powell
tim@scotts-property.co.uk

Scotts
01482 325634

- Industrial and Offices
- Extends to c. 1,211.6 sq m (13,041 sq ft) G.I.A.
- Secure concrete surfaced service yard and car parking
- Extensive Solar Panels
- Located on Sutton Fields, a popular industrial location
- **Guide Price £975,000**



Accommodation

Industrial (inc. Offices)	1,018 sq m	(10,961 sq ft)
Separate Industrial Unit & Offices	193.6 sq m	(2,083 sq ft)
Total	1,211.6 sq m	(13,041 sq ft)

Location

The units are located on the Sutton Fields industrial estate approximately 2 miles north of Hull city centre. A popular and well recognised industrial location with excellent cross city access via Stoneferry Road (A1165) and the city's ring road.

The immediate area is recognised by Hull City Council as a business/employment zone reflecting a wide range of trade counter, industrial, storage and distribution.

Description

The property comprises an industrial premises with two storey offices fronting Stockholm Road. Principally constructed of a steel portal frame beneath a pitched metal clad roof with translucent panels.

The property features a concrete floor, suspended strip LED lighting, gas heated blowers, 3-phase electricity and 3 x full height roller shutter door access and newly installed solar panels. The property also benefits from an eaves height of c. 6m (19' 5") and a 4 ton overhead gantry crane.

Connected, but separately accessed to the main unit is addition industrial unit, also constructed of steel portal frame with a mono pitched metal clad roof and roller shutter door access extending to c.196.6 (2,117 sq ft) G.I.A.



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

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Disposal Terms

The property is offered For Sale freehold with full vacant possession at a guide price of £975,000.

Rateable Value

The main property is described as 'Workshop & Premises' with a rateable value of £42,000 (2023 Rating List).

The additional industrial premises are described as 'Workshop & Premises' with a rateable value of £9,600 (2023 Rating List)

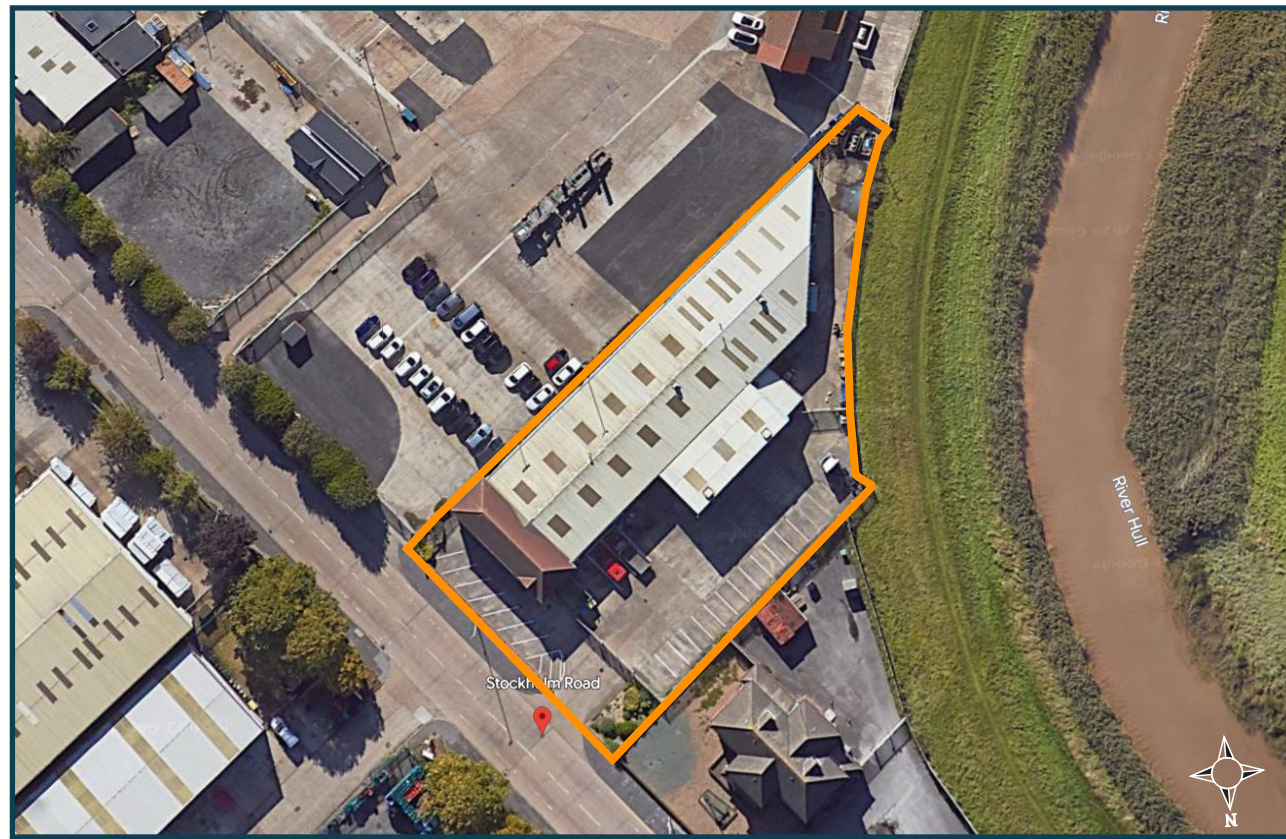
Legal Costs

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: D

Further information and to view

Tim Powell tim@scotts-property.co.uk 07801 515165



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