

10 Strickland Street,  
Hull, HU3 4AQ

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# TO LET

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Workshop and Offices totalling  
803.58 sq m (8,220 sq ft)

May Split

Includes yard area

Site area 0.011 Ha (0.26 Acres)

West Hull location benefitting from  
excellent access to the A63/  
Clive Sullivan Way

Suitable for a variety of industrial uses

Available immediately

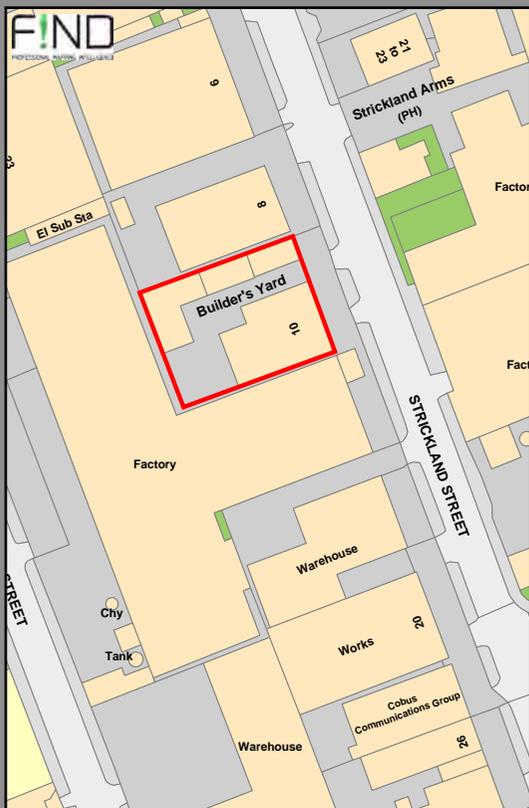
**Guide Rent £35,995 p.a.**

**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION

The property is located on Strickland Street between Hessle Road and the A63 (Daltry Street flyover) approximately 1.5 miles west of Hull city centre.

The area is predominantly industrial occupied by various light industrial and manufacturing businesses. The location benefits from excellent cross-city and regional access via the A63.

## DESCRIPTION

The unit comprises a brick built main workshop under a pitched asbestos sheet roof on steel lattice trusses a more modern steel portal frame and profile metal clad extension to the rear.

There is a forecourt and secure side yard with additional storage structures.

## ACCOMMODATION

Workshop 803.58 sq m (8,220 sq ft) - May Split

**Total Site Area 0.011 Ha (0.26 acres)**

## RATEABLE VALUE

The property is described as 'Warehouse and Premises' with a Rateable Value of £18,000 (2023 Rating List).

## DISPOSAL TERMS

The property is available To Let under the terms of a new commercial lease at a rent of £35,995 per annum exc.

**ENERGY PERFORMANCE RATING: E (115)**

## 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](mailto:tim@scotts-property.co.uk) 07583 050847

**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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