

Unit 2A Haller Street,  
off Hedon Road, Hull, HU9 1RZ

# TO LET

Large Industrial Unit with Offices

Total accommodation  
1,968 sq m (21,184 sq ft)

Large demised yard with shared  
access off Haller Street

Suitable for industrial or storage  
and distribution uses (B2/B8)

Close to Hedon Road Docks/A63

Frontage Property

Guide Rent £75,000 p.a.e.

**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 Haller Street approximately 1.5 miles east of the Hull City Centre. Haller Street is accessed via Old Hedon Road and Southcoates Lane, benefitting from immediate access to the A63.

The immediate area is an established industrial location. ABP's Humber Port Complex and Siemens wind turbine blade manufacturing facility are located nearby.

## DESCRIPTION

The property comprises a steel portal frame industrial unit beneath a pitched roof overlaid with metal profile sheeting providing an eaves height of 5m. Elevations are metal profile sheet clad with a roller shutter door located within the front gable. Mains 3-phase electricity, water and drainage services are connected to the building.

The amenity block provides staff offices, kitchen, WCs and a reception. Externally, the unit benefits from a demised storage yard and car parking. The property has two roller shutter doors, the larger 4m wide x 5m high, the smaller 3m wide x 3m high.

## ACCOMMODATION

Warehouse	1,883 sq m	(20,269 sq ft)
Ancillary Offices	85 sq m	(915 sq ft)
<b>Total Accommodation</b>	<b>1,968 sq m</b>	<b>(21,184 sq ft)</b>

## BUSINESS RATES

The property is described as 'Warehouse & Premises' with a Rateable Value of £64,500 (2023 Rating List - Billing Authority reference 10220371000223).

## DISPOSAL TERMS

The property is available for occupation from May 2024 at a guide rent of £75,000 per annum exclusive.

**ENERGY PERFORMANCE RATING: C (63)**

## 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 Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU   **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL   **Grimsby** 12 Town Hall Street, DN31 1HN   **CS.7091**

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