

Unit 6, Manor Court, Banner Court
Henry Boot Way Hull, HU4 7BL

TO LET

High spec modern industrial unit

140 sq m (1,502 sq ft)

Located off Henry Boot Way on the
popular Priory Park development,
adjacent to the A63

Provides open plan accommodation

Includes internal WC block and
3-phase electricity

**Guide Rent £15,000 p.a. exc.
(£1,250 p.c.m.exc.)**

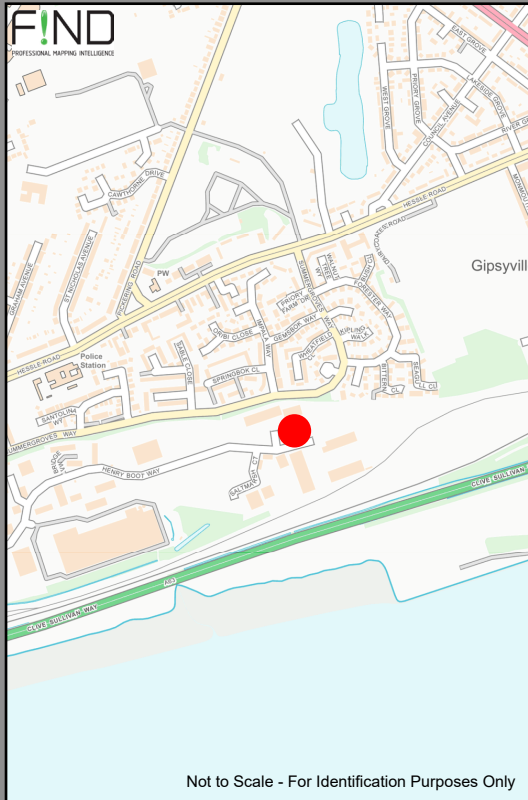
Scotts
01482 325634



Picture taken 2021

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LOCATION

The property is located on Priory Park, a business park located in west Hull approximately 4 miles west of the city centre. Adjacent to the A63, the business park is accessed via Priory Way.

Priory Park is home to a range of high quality occupiers including Village Hotel Hull, various vehicle dealerships and the ARCO national distribution centre, alongside various office and industrial occupiers.

More specifically, Manor Court is accessed from Banner Court and Henry Boot Way.

DESCRIPTION

Comprising 7 high spec modern industrial units, Manor Court is a premium development of a contemporary design. Unit 6 is constructed of a modern steel portal frame to an eaves height of 4.9 m and a ridge height of 5.8 m. Elevations are majority clad with double skin insulated metal profile sheeting, incorporating brick detailing to the lower portions of the elevations. Windows and pedestrian access doors are double glazed and aluminium framed. An electric 'up and over' sectional door (3.4m high x 3.4m wide) provides loading/unloading access.

The external yard is communal with demised car parking and a loading area. The yard is tarmac surfaced with part landscaped perimeter.

The unit benefits from 3-phase electricity, mains water and an internal WC block.

ACCOMMODATION

Unit 6 140 sq m (1,502 sq ft) - measured on a Gross Internal Area basis

RATEABLE VALUE

The property is listed as 'Workshop & Premises' with a Rateable Value of £8,800. Subject to tenant status, small business rates relief may apply.

DISPOSAL TERMS

The property is available To Let at a rent of £15,000 per annum exclusive. Lease terms by negotiation.

ENERGY PERFORMANCE RATING: D (93)

LEGAL COSTS

The incoming tenant will be responsible for all reasonable 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 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.**

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