

Unit 4 Ventura Court, Swann Street,  
Hull, HU2 0PH

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# TO LET

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New industrial unit  
available immediately

Modern specification and design

139 sq m (1,500 sq ft)

Suitable for a range of uses within  
Use Class E (B1b & c),  
B2 (General Industrial) &  
B8 (Storage and distribution)

Located in the established  
Wincolmlee area

Great cross city vehicular access

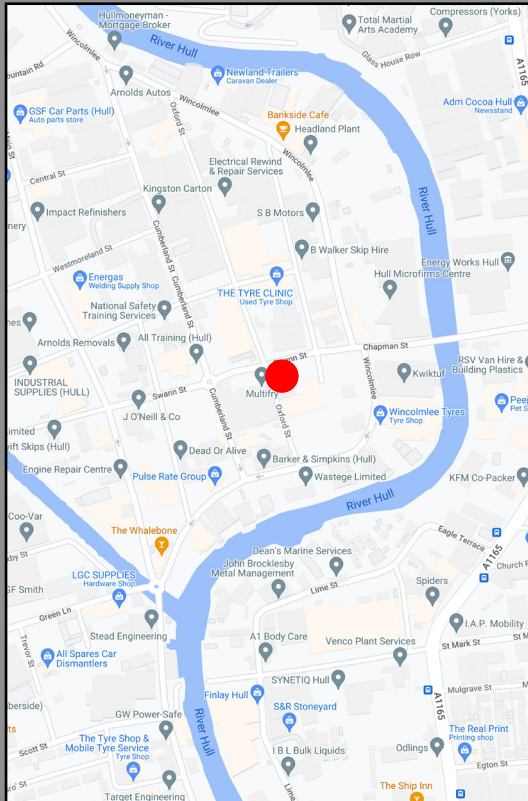
**Guide Rent £14,000 p.a.e.**



**Scotts**  
01482 325634

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www.scotts-property.co.uk

## LOCATION

The subject property is located on Swann Street less than 1 mile north of Hull city centre. Wincolmlee is a popular industrial location which benefits from close proximity to the Stoneferry area and A165 / Freetown Way providing good cross city access.

## DESCRIPTION

The unit comprises a newly built end terrace of steel portal construction with brick and block infill walls and cladding to the elevations. The property sits underneath a mono pitched roof with metal sheet cladding providing an internal effective eaves height of 5.5m.

Internally the unit/workshop is open plan with the addition of a disabled WC. The unit benefits from LED lighting, dual access with a single customer entrance, and an overhead sectional door (c.3.4m wide x 3.8m high).

The terrace benefits from secured access off Oxford Street as well as allocated parking spaces on a shared tarmac surfaced forecourt. Mains water and 3-phase electricity are connected.

The tenant will be responsible for any service charge liability if levied with respect to the common parts of the estate.

## ACCOMMODATION

Workshop & WC 139 sq m (1,500 sq ft)

## LEASE TERMS

The unit is offered To Let on a new full repairing and insuring lease to be agreed at a guide rent of £14,000 per annum exclusive.

## RATEABLE VALUE

The property is described as 'Workshop & premises' with a rateable value of £8,700 (2023 Rating List). Under current legislation, the property qualifies for 100% exemption under the Small Business Rates Relief Scheme.

## 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 (46)**

## FURTHER INFORMATION AND TO VIEW

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

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