

Units C & D, Venture Business Park  
Rugby Street, Hull, HU3 4EL

# TO LET

Popular industrial estate

Total accommodation extends  
to 4,545 sq ft (422 sq m)  
including mezzanine

Dedicated car parking spaces

Ideally suited for a start-up  
business / SME

Tenants may benefit from 100%  
Small Business Rates Relief  
(subject to status)

Unit C £17,000 p.a.

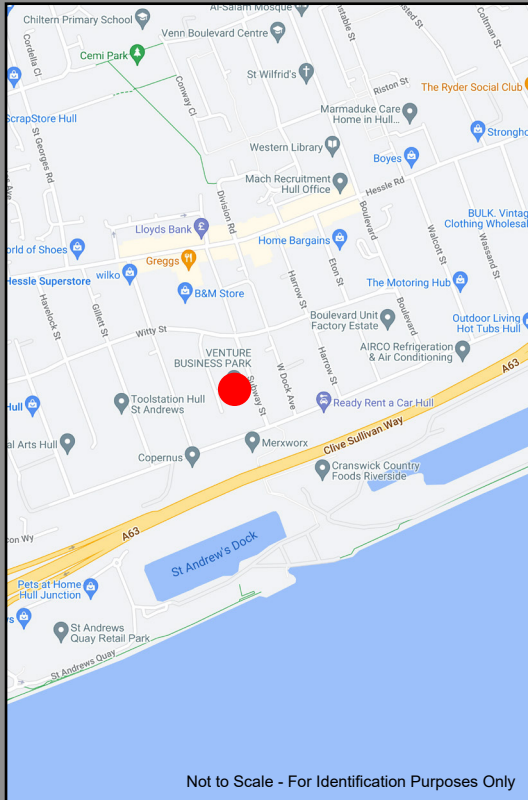
Unit D £15,000 p.a.

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The property is located in Kingston upon Hull, which is a city within the county of the East Riding of Yorkshire. The city has a population of approximately 260,000 people (2011 census). The city is situated on the north bank of the Humber estuary.

The subject property is located to the west side of Subway Street at its junction with Witty Street. The property is located approximately 1.5 miles west of Hull city centre with access to the A63 via the Daltry Street/Smith & Nephew roundabout or Brighton Street (A1166) to the west.

The immediate area is largely industrial reflecting a mixture of manufacturing, storage & distribution, and trade counter uses.

## DESCRIPTION

The units form part of a terrace constructed to an eaves height of c.4.5m (14.7 ft) and a maximum ridge height of c.5.5m (18 ft) of steel portal frame construction with brick outer skin to approximately 2.5m (8.2 ft) with pressed steel profile insulated cladding above and to the roofs.

The units benefit from a manual roller shutter door (c.4m high), sodium lighting, concrete flooring, space heating, shared service yard and car parking.

## ACCOMMODATION

Unit C	248.6 sq m (2,675 sq ft)	£17,000 per annum
Unit D	173.6 sq m (1,869 sq ft)	£15,000 per annum.

## RATEABLE VALUE

The units are described as 'Warehouse & Premises' with Rateable Values of Unit C: £14,500 and Unit D: £10,500 (2026 Rating List). Under current legislation, a qualifying small business will benefit from full rates relief.

## DISPOSAL/LEASE TERMS

The units are offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis.

## 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: C (64)

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsbey** 12 Town Hall Street, DN31 1HN **CS.7270**

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