

Unit D, Venture Business Park,
Rugby Street, Hull, HU3 4EL

TO LET

Popular industrial estate

Total accommodation extends to
173.6 sq m (1,869 sq ft)

6 dedicated car parking spaces

Ideally suited for a start-up
business / SME

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

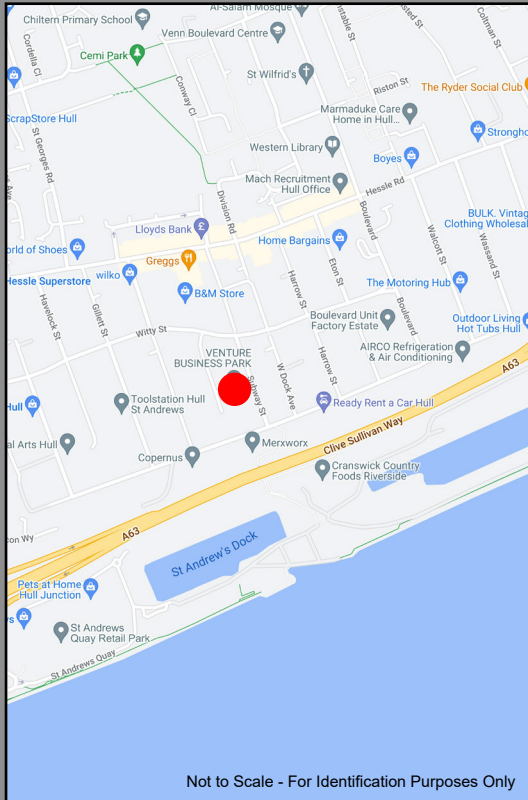
Guide Rent £13,000 p.a.



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 property occupies an end-terraced position. The unit is 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 unit benefits from a manual roller shutter door (c. 4m high), sodium lighting, concrete flooring, plumbing for toilet, shared service yard and 6 parking spaces.

ACCOMMODATION

Unit D 173.6 sq m (1,869 sq ft)

RATEABLE VALUE

The property is described as 'Warehouse & Premises' with a Rateable Value of £8,700. Under current legislation, a qualifying small business will benefit from full rates relief.

DISPOSAL/LEASE TERMS

The property is offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £13,000 per annum.

LEGAL COSTS

The incoming 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: D

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

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