

# Unit 2, West Carr Business Park, Hull, HU7 0BS

## TO LET Industrial / Warehouse / Distribution Units

**Scotts**  
01482 325634



■ Industrial Unit of 28,040 sq ft (2,604.9 sq m)

■ Established industrial location

■ Further units available from 15,403 sq ft - 147,094 sq ft (1,431 sq m - 13,665 sq m)



# Unit 2, West Carr Business Park, Hull, HU7 0BS

## TO LET Industrial / Warehouse / Distribution Units



### LOCATION

West Carr Business Park is an established industrial location on the popular Sutton Fields Industrial Estate in Hull, approximately 2.5 miles north of Hull City Centre. West Carr Lane runs between Stockholm Road and A1033 Holwell Road/Stoneferry Road. The area is occupied by various businesses from trade sales through to manufacturing and distribution.

The location benefits from excellent connectivity with Hull's port complex located approximately 3.5 miles south east of the business park, accessed via A1165 and A1033. The A63 is located 2.5 miles south of the subject property, providing direct links to the Humber Bridge, A15, M62 and national motorway network.

### DESCRIPTION

West Carr Business Park comprises various industrial units providing manufacturing, distribution and warehousing potential. Buildings are of varying sizes, ages and specifications. Key features include;

- Flexible accommodation, available as a whole or in part
- Significant external areas suitable for storage
- Various eaves heights available to suit a range of uses

### DISPOSAL TERMS

The premises are available as a whole or in part on a leasehold basis, subject to negotiation.

### RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The property is subject to various assessments.

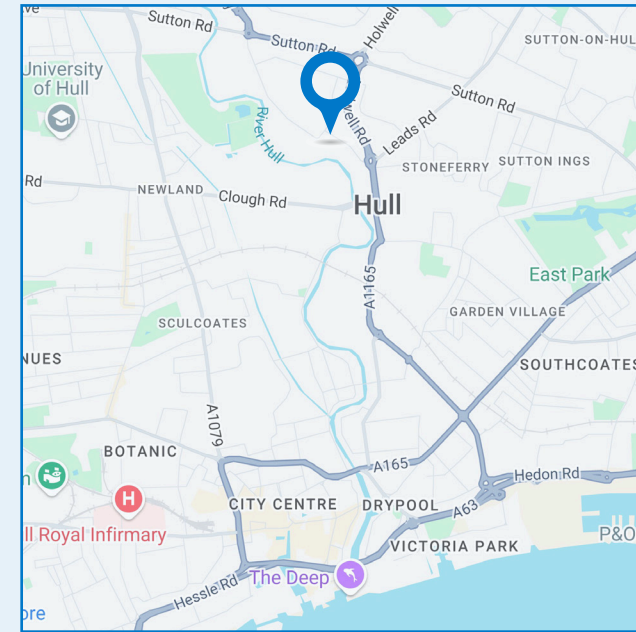
### ENERGY PERFORMANCE RATING C

### LEGAL COSTS

Each party will be responsible for their own legal costs, together with any Stamp Duty Land Tax that may be payable.

### FURTHER INFORMATION AND TO VIEW

Contact: Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302



### ACCOMMODATION

Unit	Size (sq ft)	Size (sq m)
2	28,040	2,604.9
8	24,757	2,299.9
9	15,403	1,430.9
10	22,136	2,056.4
11	16,813	1,561.9

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.7137

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.