



OFFICES AVAILABLE

3,572 - 11,136 sq ft (332- 1,035 sq m) / IMMEDIATELY AVAILABLE / TO LET

DESCRIPTION

Willerby Hill is an exceptional new Business Park within mature surroundings located to the west of the City of Hull. Access from the A63 is via The Beverley Humber Bridge Link Road, the A164.

Designed and built to a particularly high level of specification, the buildings provide the following principal features:

- Grade A specification
- Flexible open plan floor
- Raised access floors
- LG3 recessed lighting
- Anti-glare double glazing
- Ability to accommodate retro fit air-conditioning
- Suspended ceilings
- Quality fittings throughout
- Ample on site car parking





AVAILABILITY

BUILDING C

First Floor Suite 1	3,572 sq ft (332 sq m)
First Floor Suite 2	3,600 sq ft (334 sq m)
Second Floor Suite 3	3,964 sq ft (368 sq m)

TERMS

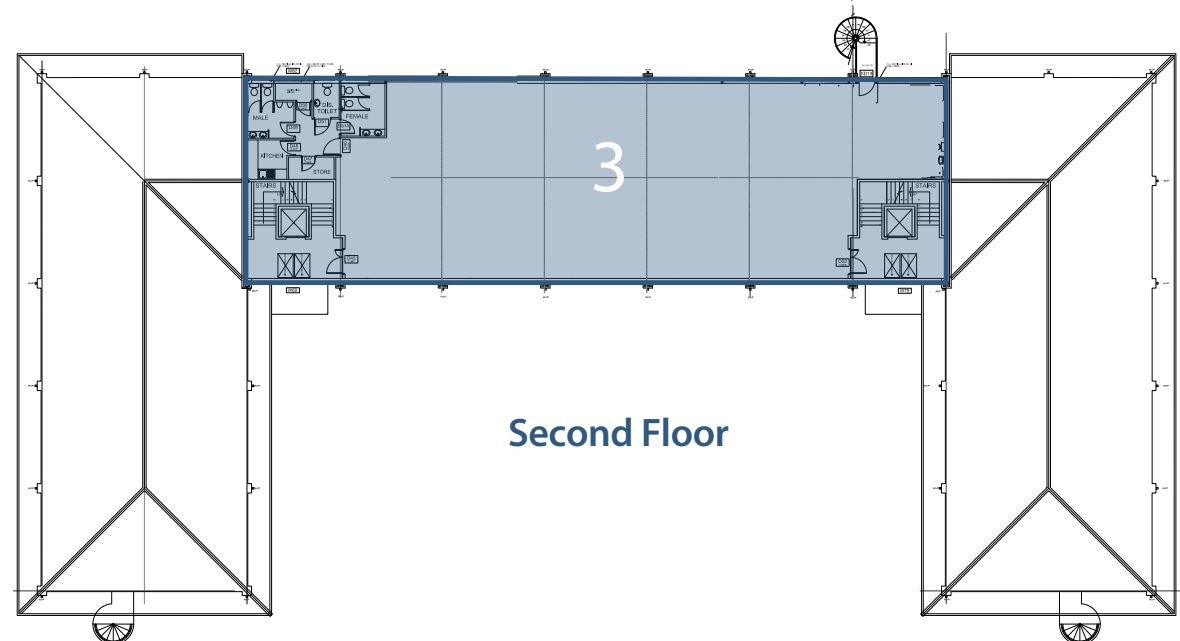
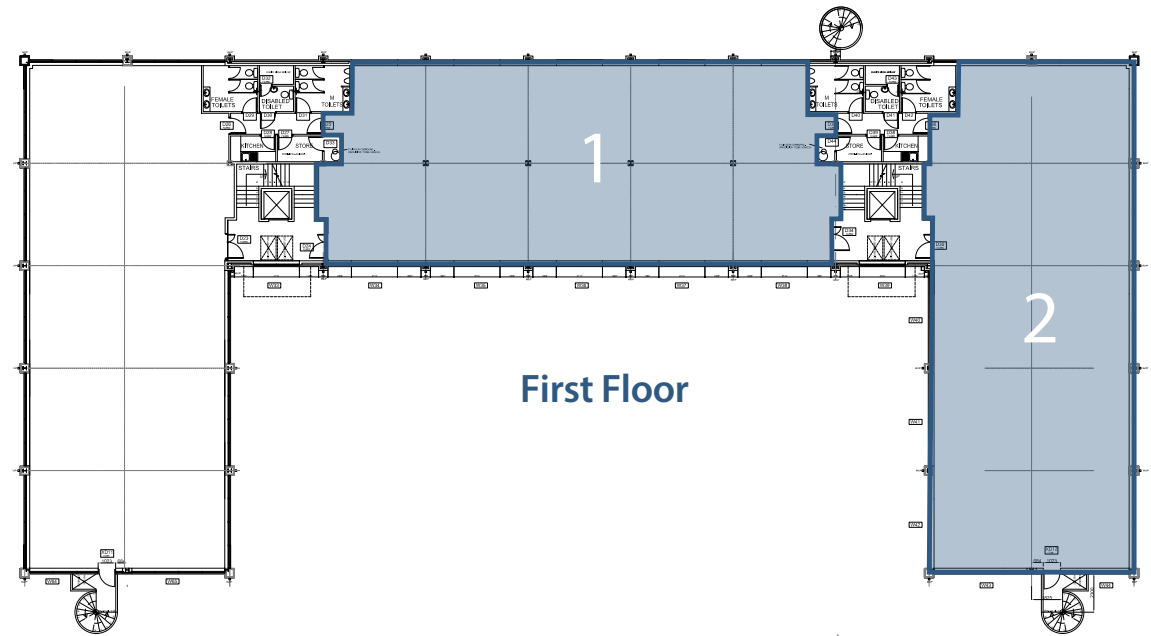
The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed. Full details of quoting rents and estate charges are available on application to the joint agents.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to VAT at the standard rate.

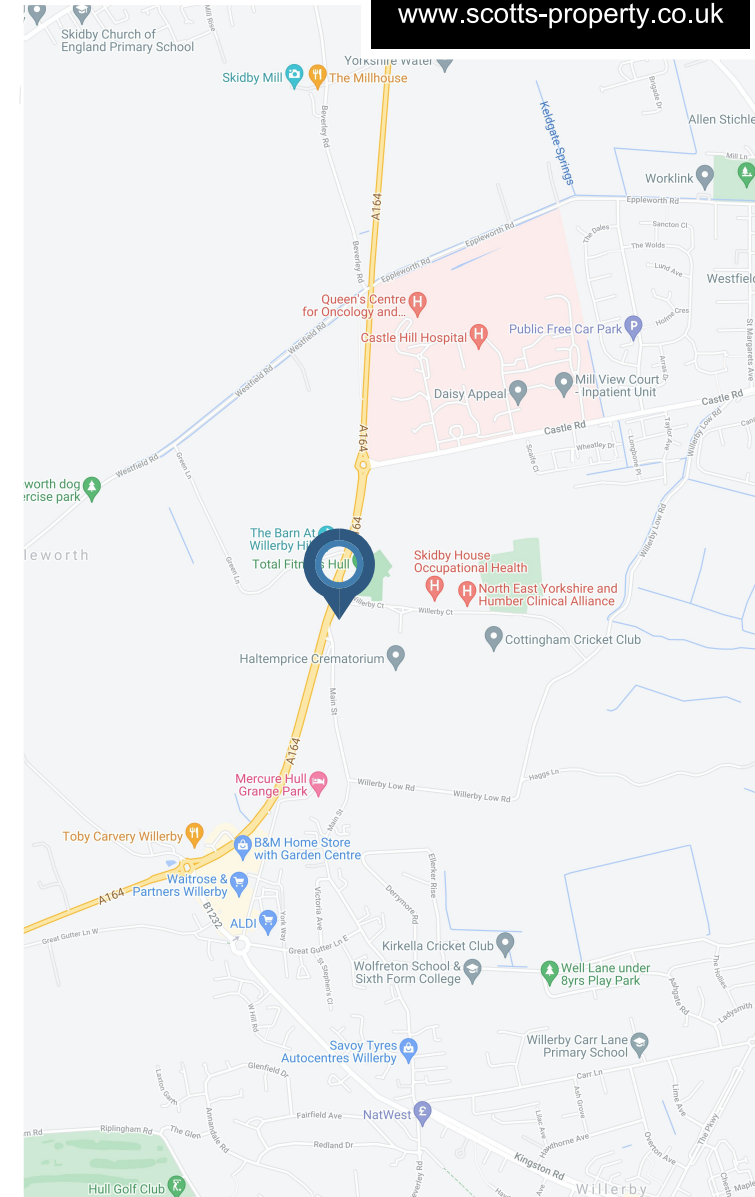
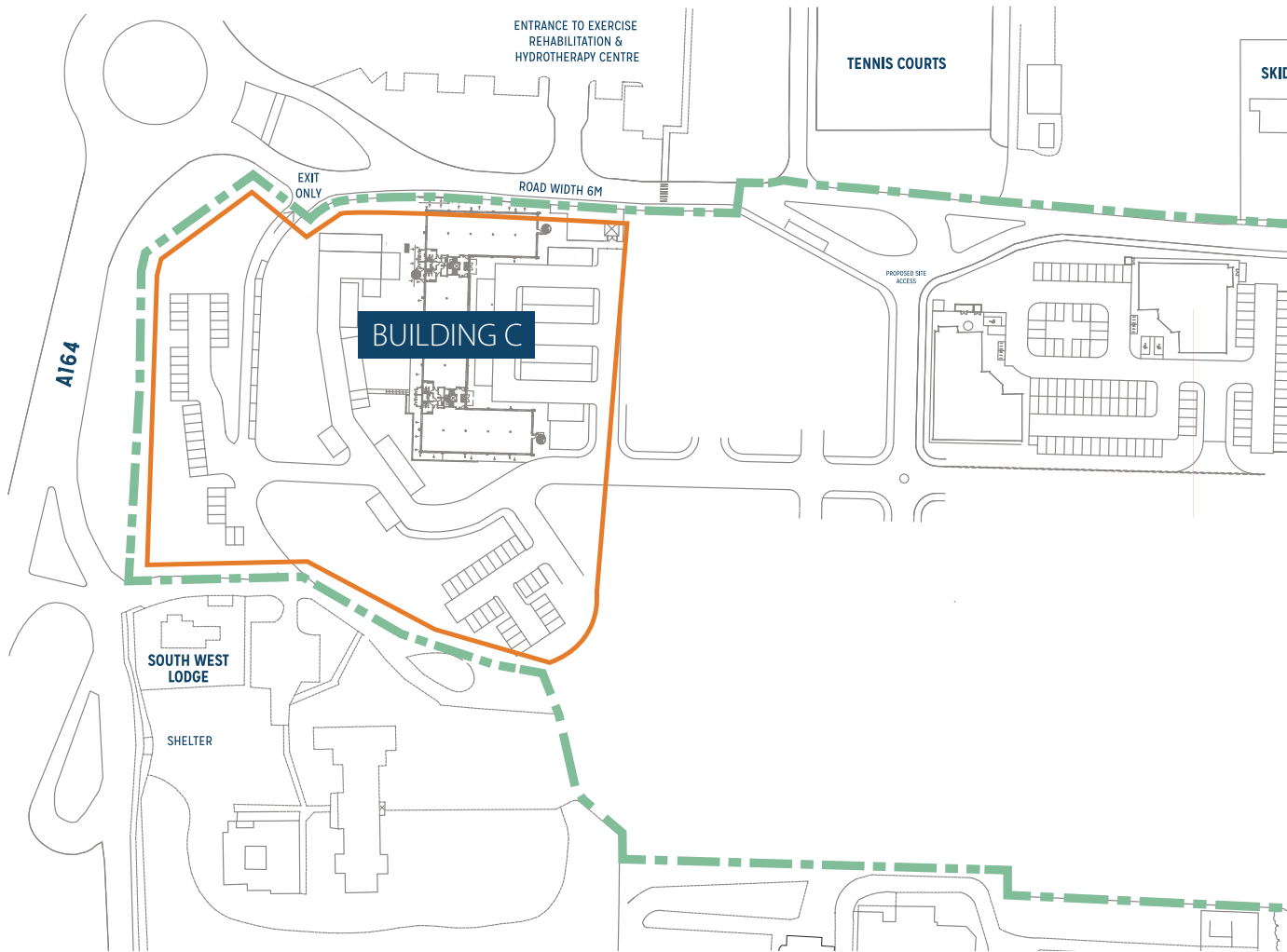




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