

2nd Floor Planet House, Hedon Road
Woodhouse Street, Hull, HU9 1RJ

TO LET

Modern office suite providing
1,837 sqft (170.66 sqm)

Allocated parking

Prominent position on Hedon Road
with good links to the docks,
Hull City Centre and A63/M62

Benefits from carpeting throughout,
suspended ceilings with integrated
lighting, kitchen facilities, uPVC
windows, & air conditioning

Available for immediate occupation

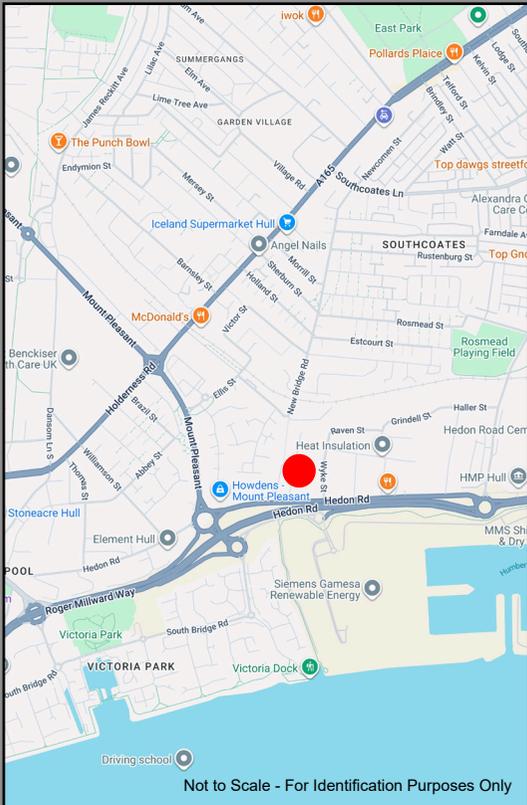
Guide Rent £20,000 p.a

Scotts
01482 325634



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 01482 325634
 www.scotts-property.co.uk

LOCATION

The property is located on the north side of Hedon Road which forms the main route from Hull city centre to the dock complex, as well as other commercial and industrial undertakings.

The premises front the old Hedon Road, with the centre of Hull approximately 1 mile to the west and excellent road communications via the A63 to the M62 motorway.

The surrounding area is largely light industrial with many new developments having taken place in recent years. to the south of the subject property is the main docks complex.

DESCRIPTION

The property consists of a purpose-built office building built to a three-storey height under a pitched concrete tile covered roof. The property is arranged over three floors with an open-plan nature.

Benefitting from carpeting throughout, suspended ceilings with integrated lighting, perimeter trunking, kitchen facilities and uPVC double glazed windows.

Externally, there is a tarmac surfaced car park providing 16 car spaces, with a shared access from Woodhouse Street.

ACCOMMODATION

Office 1,837 sq ft (170.66 sq m)

SERVICE CHARGE

There is a service charge implemented on this property.

BUSINESS RATES

The property is described as 'Office and premises' with a rateable value of £9,000 (2026 Rating List).

TERMS

A new lease is available on full repairing and insuring terms at an asking rent of £20,000 per annum.

ENERGY PERFORMANCE RATING: Requires Reassessment

FURTHER INFORMATION AND TO VIEW

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

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