

443 - 449 Hedon Road,
Hull, HU9 1RA

TO LET

Modern Trade-Counter
Industrial Unit

Excellent eaves height of
6.0m (19' 8")

Frontage to Hedon Road/A63 with
excellent cross city access.

Extends to 475 sq m (5,111 sq ft)
including Mezzanine

Self Contained Site with secure
enclosed yard

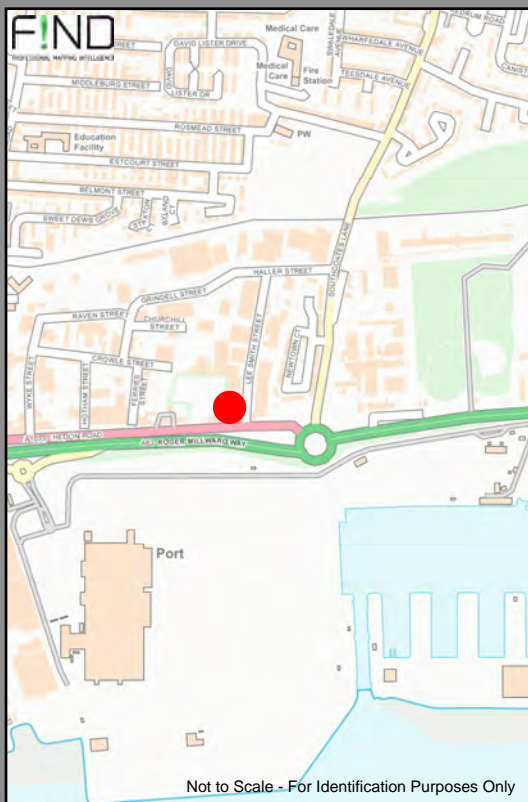
Rent £27,500 p.a.exc

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Hull is a city and established port situated on the north bank of the Humber estuary. It is the regional capital of the East Riding of Yorkshire. The city is situated approximately 60 miles east of Leeds via the M62 and has a population of approximately 260,000.

More specifically, the property is located at the junction of Hedon Road and Lee Smith Street, occupying a corner location with excellent frontage to the A63 and Hedon Road. The A63 provides excellent cross city access, linking the docks to the east to the Humber Bridge to the west. The location is predominantly commercial in nature, home to a variety of industrial and commercial occupiers.

DESCRIPTION

The property is a detached Trade Counter style industrial unit. The unit is constructed of a steel portal frame complete with brick and block to c.2m, metal profile clad thereafter, beneath a metal profile sheet roof with translucent panels. The unit is built to an excellent eaves height of 6.0m (19' 8") making the unit ideal for storage or racking.

Internally, the property is configured to provide a ground floor industrial accommodation and an extensive first floor mezzanine, both areas previously utilised for stores and sales. The property also features offices and staff facilities at ground and first floor level. The offices benefit from gas central heating. Windows are a mix of UPVC double glazed and single glazed timber. The unit features two electric roller shutter doors facing the yard to the rear of the property extending to a height of 4.8m (15' 9") and width of 4.6m (15' 1").

Externally, the property provides car parking for around 5 vehicles to the front and side, in addition to a secure concrete surface yard to the rear. Inclusive of the building the overall site extends to around 0.15 Hectares (0.37 Acres).

ACCOMMODATION

Ground Floor	Industrial	182.2 sq m	(1,961 sq ft)
	Offices & Staff Facilities	67.0 sq m	(721 sq ft)
Mezzanine	Industrial	158.7 sq m	(1,708 sq ft)
First	Offices & Staff Facilities	67.0 sq m	(721 sq ft)
Total		474.9 sq m	(5,111 sq ft)

LEASE TERMS

The property is available To Let for a minimum term of years to be agreed on an full repairing and insuring lease at a guide rent of £27,500 per annum exclusive.

RATEABLE VALUE

The property is described as 'Workshop & Premises' with a Rateable Value of £16,500. For confirmation of rates payable we recommend enquiring parties contact the local rating authority.

ENERGY PERFORMANCE RATING: E

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596 or Tim Powell tim@scotts-property.co.uk 07801 515165

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