

Carlton Street Business Park,  
Hull, HU3 4UP

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# TO LET

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Prominent West Hull Location

Excellent access to Clive  
Sullivan Way/A63

Refurbished industrial accom.  
92.9 sq m (1,000 sq ft) to  
c.929 sq m (10,000 sq ft)

Flexible Lease terms available  
subject to requirement  
- Call for up to date availability

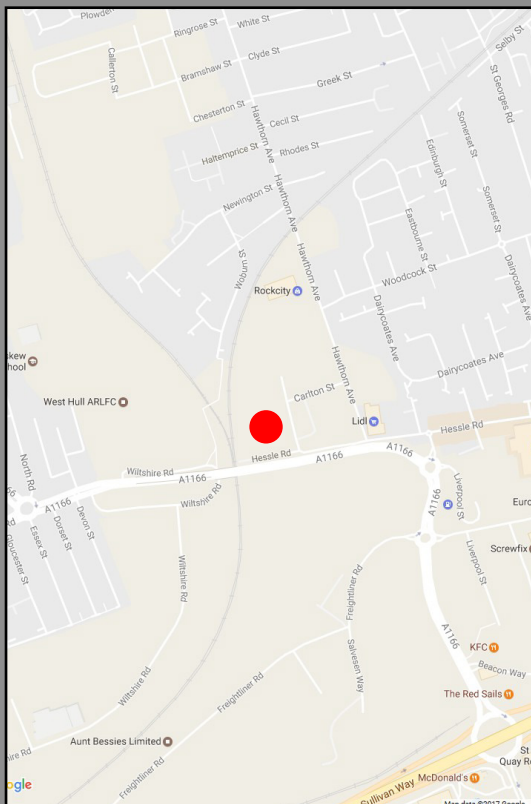
Contact Nick Coultish

**Scotts**  
01482 325634



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## LOCATION

The premises are located at the head of Carlton Street providing direct frontage to Brighton Street / Hessle Road (A1166). Brighton Street to the south links with A63 providing excellent motorway access. Brighton Street, Witty Street and the surrounding area has seen significant investment within recent years with the further development the Junction Retail Park, Beacon Business Park and Calton Street Business Park.

A density of trade sales operators trade from the area including Euro Car Parts, Howden Joinery, Eurocell, Crown Decorating Centre in addition to others.

## DESCRIPTION

The premises form a single facility acquired to provide subdivided accommodation of a size to suit specific requirements. The majority of the site is now occupied having been refurbished to a good standard.

The main facility is arranged in bays and is available in a refurbished and form subject the enquirer's specific needs.

## ACCOMMODATION

Industrial accommodation - 92.9 sq m (1,000 sq ft) - 929 sq m (10,000 sq ft)

## BUSINESS RATES

The current Business Rates listing defines the premises as a whole and will therefore will be subject to reassessment for occupation of smaller parts.

## DISPOSAL TERMS

Flexible lease terms are offered to include short term 'easy in - easy out' occupation. Size availability is subject to change - Please call Nick Coultish for latest availability.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## 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](mailto:nick@scotts-property.co.uk) 07739 590596

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.5715**

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