

Malmö Food Innovation & Technology Park,
Malmö Road, Hull, HU7 0YF

TO LET

Commercial kitchen with potential
for 'Dark', 'Cloud' or 'Virtual'
kitchen use - subject to consents

Extends to 72.7 sq m (782 sq ft)

Excellent cross city accessibility

24-hour access to site,
7 days a week

Additional office, warehouse & food
manufacturing accommodation
available on site

Rent on Application

Scotts
01482 325634



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LOCATION

Malmö Food Innovation & Technology Park is located on the north side of Malmö Road, a short distance from the junction with Stockholm Road on the Sutton Fields Industrial Estate.

Sutton Fields Industrial Estate is located approximately 3 miles north of Hull City Centre, providing one of the largest and most popular industrial estates in Hull. The site is connected to the A63/M62 national motorway network via the A1165 Stoneferry Road to the south. To the north, the A1079 provides direct links with Beverley and York. The cities ring road runs close by, providing direct links with the east and west of the city.

DESCRIPTION

Located on the Malmö Food Innovation & Technology Park, the subject property provides ground floor suitable for dark/cloud/virtual kitchen use. The unit provides a staff kitchen, two offices, WC, commercial kitchen and changing room. The unit benefits from car parking spaces. The proposed use may require planning consent.

Additional office, warehouse and food production accommodation is also available on site.

ACCOMMODATION

Floor	Use	Size
Ground	Reception / Offices	42.4 sq m (456 sq ft)
Ground	Staff Kitchen	4.0 sq m (43 sq ft)
Ground	Commercial / Development Kitchen	26.3 sq m (283 sq ft)
	Total	72.7 sq m (782 sq ft)

RATEABLE VALUE

Requires reassessment.

LEASE TERMS

The offices are available To Let on a new lease with Rent on Application. Terms by negotiation.

ENERGY PERFORMANCE RATING: D

LEGAL COSTS

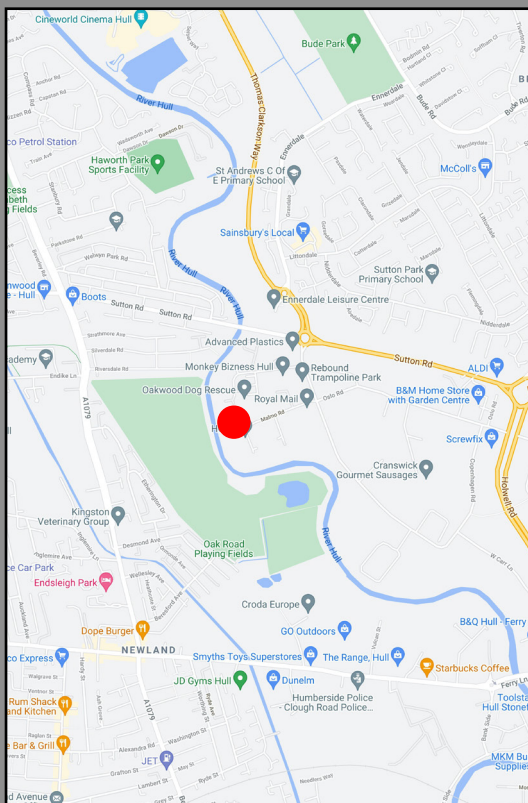
Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable. Further Information & To View

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596 or Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6856**

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