

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

**TO LET**

Office with 22 Car Parking Spaces

Extends to 237.4 sq m (2,555 sq ft)

Popular Sutton Fields location

Includes commercial kitchen with  
potential for 'Dark Kitchen' or  
'Cloud Kitchen' use

24-hour access to site,  
7 days a week

**Guide Rent £22,500 p.a.**

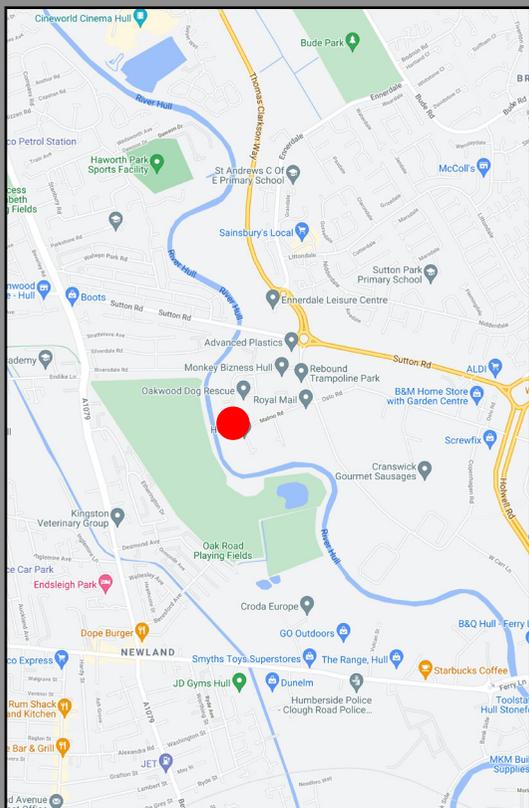


**Scotts**  
01482 325634



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www.scotts-property.co.uk

## 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 self-contained office accommodation arranged over two floors. At ground floor level, the unit provides a reception, staff kitchen, two offices, WC, commercial/development kitchen and changing room. At first floor level, the properties provide a large open plan office, staff kitchen, two smaller office rooms and WC. The offices benefit from 22 car parking spaces and lift access.

The development kitchen has potential for 'Dark' or 'Cloud' kitchen use, subject to any required planning consents.

The offices have the benefit of 22 allocated car parking spaces

## 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)
First	Offices	160.7 sq m (1,730 sq ft)
First	Staff Kitchen	4.0 sq m (43 sq ft)
	<b>Total</b>	<b>237.4 sq m (2,555 sq ft)</b>

## RATEABLE VALUE

The property is described as Offices and Premises with a Rateable Value of £15,250. Please note the Rateable Value does not reflect the rates payable. For confirmation of rates payable please contact Hull City Council.

## LEASE TERMS

The offices are available To Let on a new lease at a guide rent of £22,500 per annum. 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](mailto:nick@scotts-property.co.uk) 07739 590596 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

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

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