

Croft Enterprise Park, Scott Street,  
Hull, HU2 8AP

# TO LET

Centrally located industrial estate  
close to Freetown Way

Industrial workshop and lock up  
units from 33.4 sq m (360 sq ft) to  
109 sq m (1,174 sq ft)

Flexible leases available

Located close to the City Centre  
providing excellent opportunities for  
citywide access

Tenants may benefit from 100%  
small Business Rates Relief  
(subject to status)

Rents from £3,250 p.a.

**Scotts**  
01482 325634



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**LOCATION**

The site is located on Scott Street off Caroline Street within the southern part of the Wincolmllee Industrial Estate close to the Freetown Way/City Centre ring road with communication links to all parts of the city.

**DESCRIPTION**

The buildings are of traditional steel frame construction with block work infill and brick detailing under pitched clad roof. Each unit is independently accessed via a timber rolling door. All mains services are available. Each unit benefits from office, w/c and kitchen facilities. The site is solely accessed off Scott Street and benefits from a large secured shared yard area with dedicated parking.

**ACCOMMODATION**

UNIT	SIZE	RENT	RATEABLE VALUE
Unit 1 & 2	164.8 sq m	LET	£3,100
Unit 3	54.3 sq m	LET	£1,925
Unit 4	54.2 sq m	LET	£1,925
Unit 5	102.2 sq m	£6,750 p.a.	£2,700
Unit 6	84.2 sq m	LET	-
Unit 7	33.4 sq m	LET	£1,250
Unit 8	33.4 sq m	£3,250 p.a.	£1,150



Tenants may benefit from 100% small Business Rates Relief (subject to status)

Maintenance and repairs to the exterior are included within the rent.

The payment of Business Rates is calculated using the Small Business Rate Multiplier which for 2019/20 is £0.491 per £. There is additional relief for occupiers; interested parties should make enquiries with the local billing authority.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

**LEGAL COSTS**

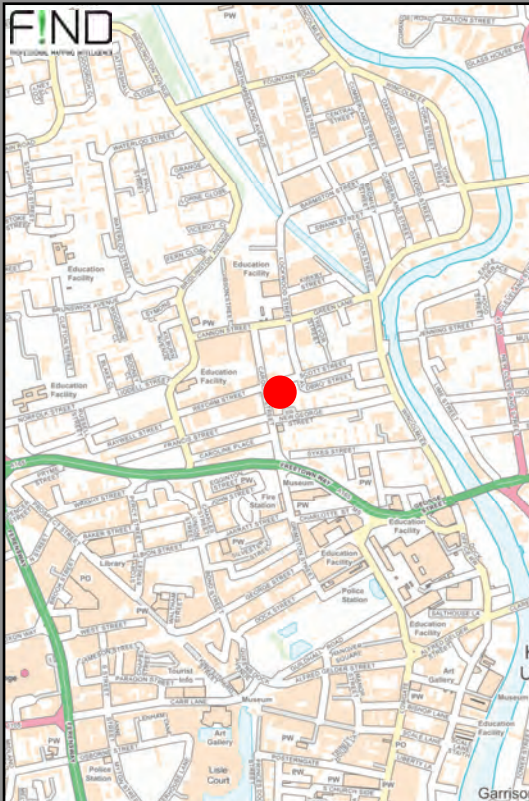
The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

**FURTHER INFORMATION AND TO VIEW**

Contact Bryn Jones [bryn@scotts-property.co.uk](mailto:bryn@scotts-property.co.uk) 07801 885302

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