

Quayside Business Park,  
Rugby Street, Hull, HU3 4RB

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## FOR SALE / TO LET

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Well apportioned industrial unit

West Hull location with excellent  
access to the A63

Extends to 552.9 sq m (5,941 sq ft)

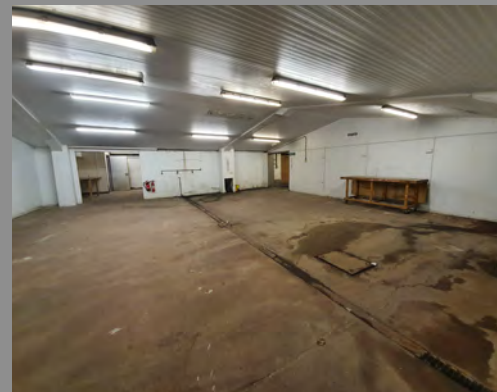
Concrete surface yard

Full vacant possession.  
Available for immediate occupation

**Guide Price £220,000**  
**Guide Rent £19,500 p.a.exc**

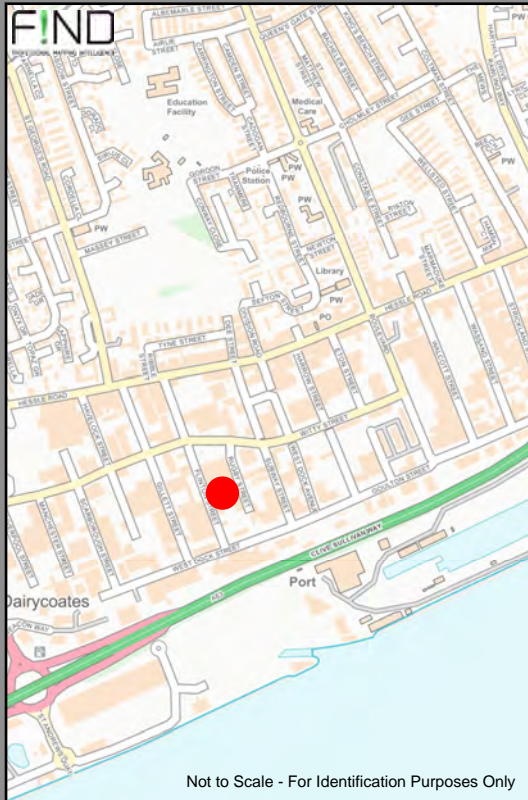


**Scotts**  
01482 325634



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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. In recent years there has been increasing focus on the Humber estuary as a centre for the offshore renewables industry.

More specifically, the property is located approximately 2 miles west of Hull City Centre immediately south of Witty Street with excellent access to the nearby A63, providing direct connections with the docks, Humber Bridge and national motorway network beyond.

## DESCRIPTION

The subject property is part of a larger former fish factory, subdivided to form Quayside Business Park. The unit is to the rear of the Business Park accessed via Rugby Street.

The unit is formed out of a former house to the rear of the property over two levels, partially at ground level and partially at dock loading level, constructed in part by a steel portal frame upon block walls.

The unit features a dedicated private car park/yard area. The external walls to the yard are overclad to improve the appearance of the property. Internally, the property also provides office accommodation which is well presented.

## ACCOMMODATION

Industrial      552.9 sq m      (5,941 sq ft)

## LEASE TERMS

The property is available To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £19,500 per annum exclusive.

The property is also available For Sale at a guide price of £220,000.

## RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. Requires Reassessment.

**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 Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165 or Nick Coultish [nick@scotts-property.co.uk](mailto:nick@scotts-property.co.uk) 07739590596

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