

Silvester House, The Maltings,
Silvester Street, Hull, HU1 3HA

TO LET

Flexible good quality ground floor
office accommodation offering
up to 56.7 sq m (610 sq ft)

Attractively presented

Located in The Maltings,
Hull's unique city centre office
business complex

Within close proximity to Queens
Gardens and Hull's retailing core

from £2,250 p.a. inclusive
(exclusive of Business Rates)

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Silvester House forms part of a City Centre office development and is part of the complex known as “The Maltings” which is an office village on the site of the former Hull Brewery on the south side of Jarratt Street.

The development comprises a mixture of former Victorian buildings and sympathetically designed new accommodation.

The offices are located near to one of the main entrances to the site off Bond Street within a most attractive Victorian building. The suites benefit from being recently decorated throughout, have gas fired central heating and separate w/c facilities.

ACCOMMODATION

Right Suite

Office 5	16.00 sq m (172 sq ft)	£2,580 per annum
Office 6	13.94 sq m (150 sq ft)	£2,250 per annum
Office 7	26.80 sq m (288 sq ft)	£4,320 per annum

Individual suites are available on an all-inclusive basis and are listed above on a net internal basis.

RATEABLE VALUE

The Rateable Value will need to be reassessed depending upon which demise is taken however if a small individual suite was to be let then the rates would be included as part of the inclusive rental deal.

LEASE TERMS

The offices will be offered on an all inclusive basis to include heating, lighting and communal area maintenance.

The occupier will be responsible for Business Rates if applicable.

ENERGY PERFORMANCE RATING: D

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 07801 590596 or Tim Powell tim@scotts-property.co.uk 07801 515165

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