

Solutions House,
101A West Dock Street, Hull, HU3 4HH

FOR SALE (MAY LET)

Industrial manufacturing facility
totalling c.883 sq m (9,500 sq ft)
- Recently refurbished to a high
standard

Frontage location with excellent
links to Clive Sullivan Way/A63.

c.167 sq m of high-end offices in
addition to bespoke
mezzanine staff facility

Offers in excess of £400,000 are
invited. May Let - Call for details

CONTACT NICK COULTISH

Scotts
01482 325634



Solutions House,

101A West Dock Street, Hull, HU3 4HH

FOR SALE (MAY LET)



Scotts
01482 325634
www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located on the south side of West Dock Street accessed via Hessle Road or Brighton Street providing excellent links to the A63, Humber Bridge, M62 and motorway network beyond. The immediate area is an established and popular commercial location c.1.5 miles west of the Hull City Centre.

The property comprises a reinforced concrete frame building built to an eaves height of c. 14 ft (4.3 m) with brick elevations under a pitched clad roof. The front projections are over-clad with profile sheeting and includes a number of UPVC framed double glazed windows secured with external electric shutters to all. Extending the length of the front elevation are recently installed offices and staff accommodation fit-out to a high standard these works having being undertaken by the current occupier, a specialist joinery manufacturing company. In addition to the main production area exists a number of designated enclosed work areas together with well presented staff and kitchen facilities at mezzanine level.

ACCOMMODATION

Total Accommodation **885 sq m** **(9,532 sq ft)**

Including:

Ground floor offices
with staff facilities 169 sq m (1,821 sq ft)

First floor kitchen/canteen
with staff facilities & W.C. 56 sq m (600 sq ft)

Total Site Area: **0.17 Ha** **(0.43 Acres)**

DISPOSAL TERMS

The property is available For Sale at a with offers in excess of £400,000 invited. The property may be available To Let.

BUSINESS RATES

The property is defined as 'Factory and Premises' under Billing Authority Reference 10010008003014 with a Rateable Value of £25,750 effective 1st April 2010. The Local Authority is Hull City Council.

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 Nick Coultish nick@scotts-property.co.uk 07739 590596

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.5856**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.