

Unit 2C Great Field Lane,
Marfleet, Hull, HU9 5WA

TO LET

Recently refurbished industrial
accommodation

Extends to 267.7 sq m (2,881 sq ft)

Located off Marfleet Lane, close to
the Docks

Easy access to Hedon Road
(A63/A1033)

Includes Internal WC Block &
Kitchen Point

Qualifying tenants may benefit from
100% small business rates relief

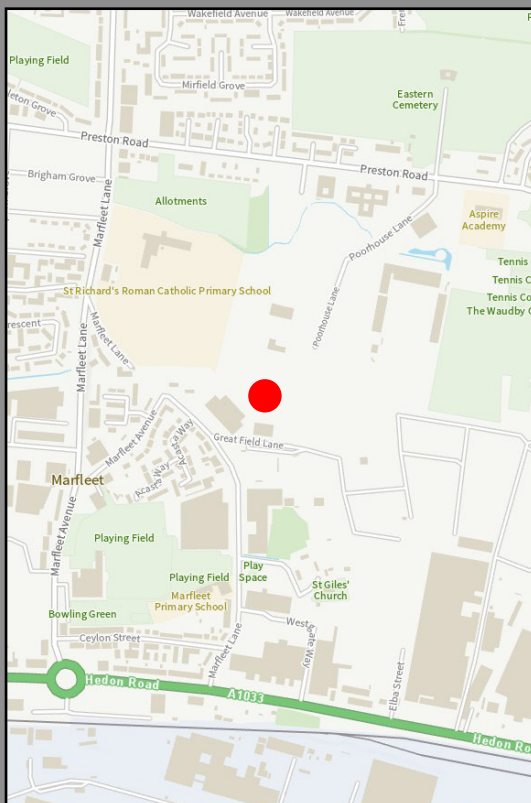
Guide Rent £16,950 p.a.

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

The property is located on Great Field Lane, off Marfleet Lane in East Hull, approximately 3 miles east of Hull City Centre. The immediate area is industrial in nature, homes to various businesses including Willerby Caravans. King George Dock is also located a short distance from the subject property.

Nearby Marfleet Lane forms part of the cities ring road, providing connections with north Hull and the Hedon Road (A63/A1033) only 500m to the south.

DESCRIPTION

The subject property is a mid-terrace industrial premises recently refurbished to provide modern accommodation suited to storage, distribution or workshop uses. Constructed of a steel portal frame the unit benefits from an insulated metal profile sheet roof complete with translucent panels allowing excellent natural light into the premises. External walls are constructed of brick and block.

Internally, the property benefits from an eaves height of 4.0m, 2x WCs and a kitchen point. The unit also benefits from a large roller shutter access door of 4.5m high by a width of 4.4m.

Externally, the property has the benefit of rights of access over a shared yard providing space for parking.

ACCOMMODATION

267.7 sq m (2,881 sq ft) - Includes office, kitchen point and w/c 9.4 sq m (101 sq ft)

DISPOSAL TERMS

The property is available To Let under the terms of a new lease to be negotiated at a guide rent of £16,950 per annum.

RATEABLE VALUE:

The property is listed as 'Workshop and Premises' with a Rateable Value of £6,600, under the 2017 Rating List. The billing authority is City and county of Kingston-upon-Hull with a reference number of 10240090000306. Qualifying businesses may benefit from 100% small business rates relief, subject to tenant status.

ENERGY PERFORMANCE RATING: C

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 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 **Grimby** 12 Town Hall Street, DN31 1HN **CS.6822**

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