

Malmö Food Innovation & Technology Park,
Malmö Road, Hull, HU7 0YF - Unit 8

TO LET

Modern Units, fitted to food grade specification

Extends to 292.8 sq m (3,152 sq ft)

Popular Sutton Fields location

Excellent cross city accessibility

24-hour access to site,
7 days a week

Guide Rent £27,500 p.a.



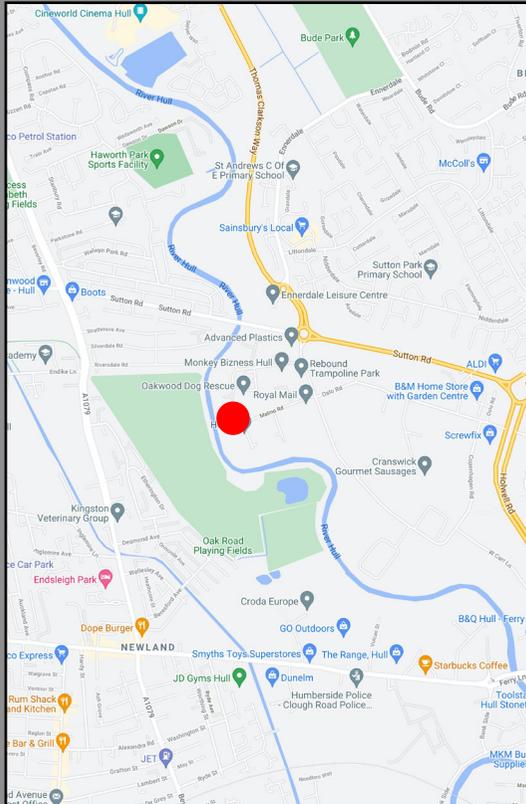
Scotts
01482 325634



Photos are for Indicative Purposes Only

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LOCATION

Malmö Food Innovation & Technology Park is located on the north side of Malmö Road, a short distance from the junction with Stockholm Road on the Sutton Fields Industrial Estate.

Sutton Fields Industrial Estate is located approximately 3 miles north of Hull City Centre, providing one of the largest and most popular industrial estates in Hull. The site is connected to the A63/M62 national motorway network via the A1165 Stoneferry Road to the south. To the north, the A1079 provides direct links with Beverley and York. The cities ring road runs close by, providing direct links with the east and west of the city.

DESCRIPTION

The estate comprises two modern blocks specifically developed for food related uses on a gated estate. The units include white hygienic wall coverings, slip resistant heavy-duty floors and drainage channels in part.

'Up and Over' Roller Shutter doors provide commercial access into the unit. Basic office, WC and connections to all mains services are provided.

We are advised that users are restricted to those related to the food & drink manufacturing, innovation, storage and production. The property also offers potential for 'Dark' or 'Cloud' kitchen use, subject to any required planning consents.

ACCOMMODATION

Unit	Size	Guide Rent	Rateable Value / Business Rates*	EPC
6	292.8 sq m (3,152 sq ft)	£27,500 p.a.exc.	£16,750	D
8	292.8 sq m (3,152 sq ft)	£27,500 p.a.exc.	£16,750	Requires re-assessment
9	292.8 sq m (3,152 sq ft)	£27,500 p.a.exc.	£16,750	C
10	689.1 sq m (7,417 sq ft)	£60,000 p.a.exc.	£41,750	C

*The rateable value does not reflect rates payable. Contact Hull City Council for confirmation of rates payable.

Units 8 & 9 may be taken in combination to provide a larger unit.

A separate office containing a 'development kitchen is also available To Let, extending to 237.4 sq m (2,555 sq ft) with the benefit of 22 car parking spaces.

LEASE TERMS

The properties are available To Let on a new lease at a guide rent of £27,500 per annum exclusive. Terms by negotiation.

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 or Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6856**

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