

# Scotts

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## TO LET

### MODERN INDUSTRIAL WAREHOUSE PREMISES



#### UNIT 6 STONETEC INDUSTRIAL PARK STONEFERRY ROAD HULL HU8 8DA

- Modern warehouse unit providing Gross Area 3,500 sq ft (325 sq m) with mezzanine offices
- Located on Stoneferry Rd close to City centre with convenient access to A63
- Guide Rent Year 1 £8,500 per annum with pre set uplifts.

# 01482 325634

## LOCATION

The premises are located on the eastern side of Stoneferry Road close to the junction with Foster Street c. 2 miles to the north of Hull City Centre. The Stoneferry Road area is a long established commercial location close to the Sutton Fields industrial area as well as being located conveniently for the city centre. The A63 is accessed via Mount Pleasant and is a few minutes away.

## DESCRIPTION

The premises comprise of a modern industrial unit of c. 3,500 sq ft (325 sq m) with shared yard with 6 designated parking spaces. The premises are of a steel portal frame construction with part brick and part insulated double skin profile sheet cladding under an insulated roof incorporating translucent roof panels.

The premises have double glazed powder coated windows. Pedestrian access is to the front and is protected by an electric roller shutter. Adjacent to this is electrically operated vehicle access with concrete front apron.



The premises have a ground floor reception office, a secure store and a staircase leading from the reception area to a first floor office and a production/warehouse area which is open plan with low energy lighting, male and female WC's and a small kitchen.

Externally the premises benefit from 6 allocated parking spaces.

## ACCOMMODATION

Unit 5	Gross Area	3.500 sq ft (325 sq m)
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## LEASE TERMS

The property is available by way of a new lease at a rent in year one of £8,500 per annum exclusive with pre-set uplifts in year two.

## RATEABLE VALUE

We understand from the Valuation Office Agency website that the property is described as 'Warehouse and Premises with a Rateable Value of £14,000 under the current 2010 Rating List.

## V.A.T.

The above mentioned financial amounts have been quoted exclusive of V.A.T. and we have not taken into account the incidence thereof.

## FURTHER INFORMATION AND TO VIEW

Please contact Joint Agents: Scotts Property LLP at their Hull office Tel: 01482 325634 (Thomas Watson) Topham Larard at their Willerby Office Tel: 01482 650000 (Richard Topham). **2012 information CS.5729(6) TW**

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