

Scotts

www.scotts-property.co.uk

TO LET

ATTRACTIVE OFFICE FACILITIES



DUNSTON HOUSE LIVINGSTONE ROAD HESSLE HU13 0EA

- Situated along the A63 for ease of access to Hull City Centre and surrounding business locations
- Provides office space of 1,187 sq ft (110.3 sq m) in a convenient West Hull location
- Benefits from site parking for up to 20 cars
- Rents are on an inclusive basis i.e. including heating, lighting but are exclusive of Business Rates

RENT: £22,000 per annum

01482 325634

LOCATION/DESCRIPTION

Dunston House is located alongside the Banks of the River Humber alongside the A63, Clive Sullivan Way which provides dual carriageway links from Hull City Centre to the M62. Located approximately 4.5 miles west of the City Centre and based inside a popular business destination with excellent communication links.



Available for immediate occupation, ideal for newly established or expanding companies alternatively would suit those with short term contract commitments within the City. The accommodation briefly comprises main entrance, communal WC and kitchen facilities, the individual suites benefit from an intercom system linked to the main entrance, laminate or carpeted throughout with CAT II lighting and telecoms infrastructure.

Generous parking allocations are available. Additional yard areas from 0.5 – 1.8 acres on a secure site are available by way of separate negotiation.

ACCOMMODATION

1,187 sq ft (110.3 sq m)
including Kitchen and WC facilities.

DISPOSAL TERMS

The property is available by way of a new lease at a rent of £22,000 to include heating and lighting but are exclusive of business rates.

RATEABLE VALUE

The property is described as "Offices & Premises" and has a Rateable Value of the whole of £11,000. Information sourced from VOA website.

LEGAL COSTS

The ingoing tenant will be responsible for the payment of the Landlord's reasonable legal fees and costs involved in drawing up the legal documentation in order to occupy the premises.

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 sole agents Scotts Property LLP at their Hull office Tel: 01482 325634.
2012 information CS.4059(1)

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.