Eddisons | Incorporating Banks Long & Co **DESCRIPTION LOCATION IMAGES PLANS OVERVIEW** 



Priory Tec Park, Priory Park West Hessle, Hull, **HU13 9PB** 

Eddisons Incorporating Banks Long & Co

**DESCRIPTION** 

**LOCATION** 

**IMAGES** 

**PLANS** 

# Priory Tec Park

Priory Park West, Hessle, Hull HU13 9PB



### For Viewing & All Other Enquiries Please Contact:



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## **Property**

The Business Park comprises a range of office suites incorporating painted plastered walls, suspended ceilings, data network points, air conditioning and staff/ WC facilities.

Some of the accommodation is available as a whole or could be split into separate units

Externally, each unit benefits from allocated parking.

#### Accommodation

Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following **NIA** floor areas:

Area	$m^2$	ft <sup>2</sup>
Unit 28	139	1,500
Unit 29	139	1,500
Unit 30 - UNDER OFFER	124	1,344
Unit 31B	48.2	519

# **Energy Performance Certificate**

Unit 28: C72

Unit 29: C72

Unit 30: C52

Unit 31B: D87

#### **Services**

We understand that mains supplies are available and connected to the properties. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers..

## **Town & Country Planning**

We understand that the properties have consent for use as Offices falling within Class E(g)(i) (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own enquiries to the Local Planning Authority.

#### **Rates**

Charging Authority: Hull City Council

Description: Office and Premises

> Unit 31B 0.546

**UBR:** 0.546 **Period:** 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

£5,200

#### **Tenure**

The units are available **To Let** by way of a Full Repairing and Insuring lease, for a period of years to be agreed.

#### Rent

Unit 28 - £7,500 per annum exclusive

Unit 29 - £7,500 per annum exclusive

Unit 30 - UNDER OFFER

Unit 31B - £8,500 per annum exclusive

## **Service Charge**

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

#### **VAT**

VAT will be charged in addition to the rent at the prevailing rate.

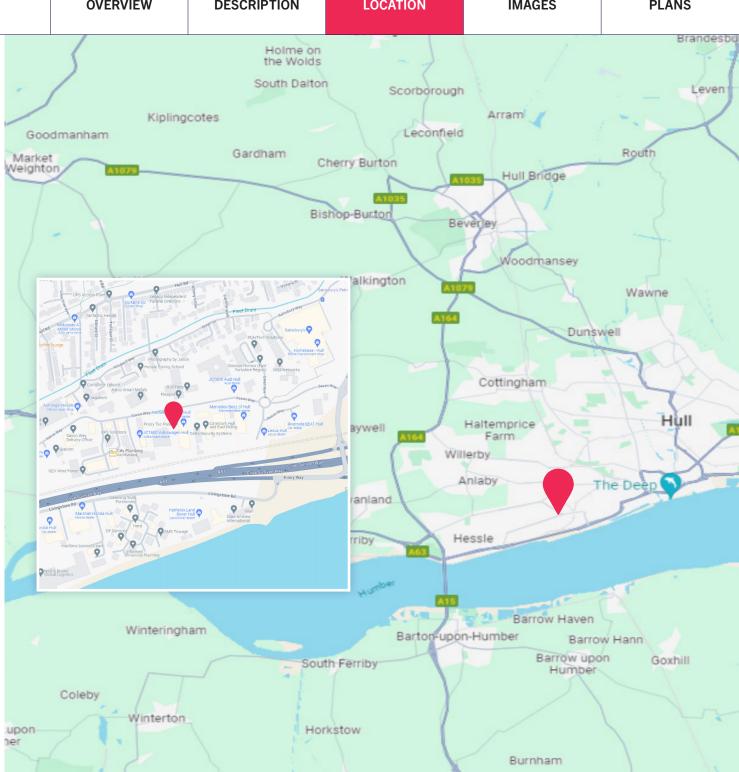
## **Legal Costs**

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

# Location

The premises are located at the heart of the popular Priory Tec Park that occupies a strategic location just off the A63 dual-carriageway, 5 miles west of Hull City Centre.

The Business Park is surrounded by a range of complementary leisure business and retail facilities providing quick access to Hull Docks, Humber Bridge and motorway networks as well being in close proximity to the Park and Ride and main line train station.

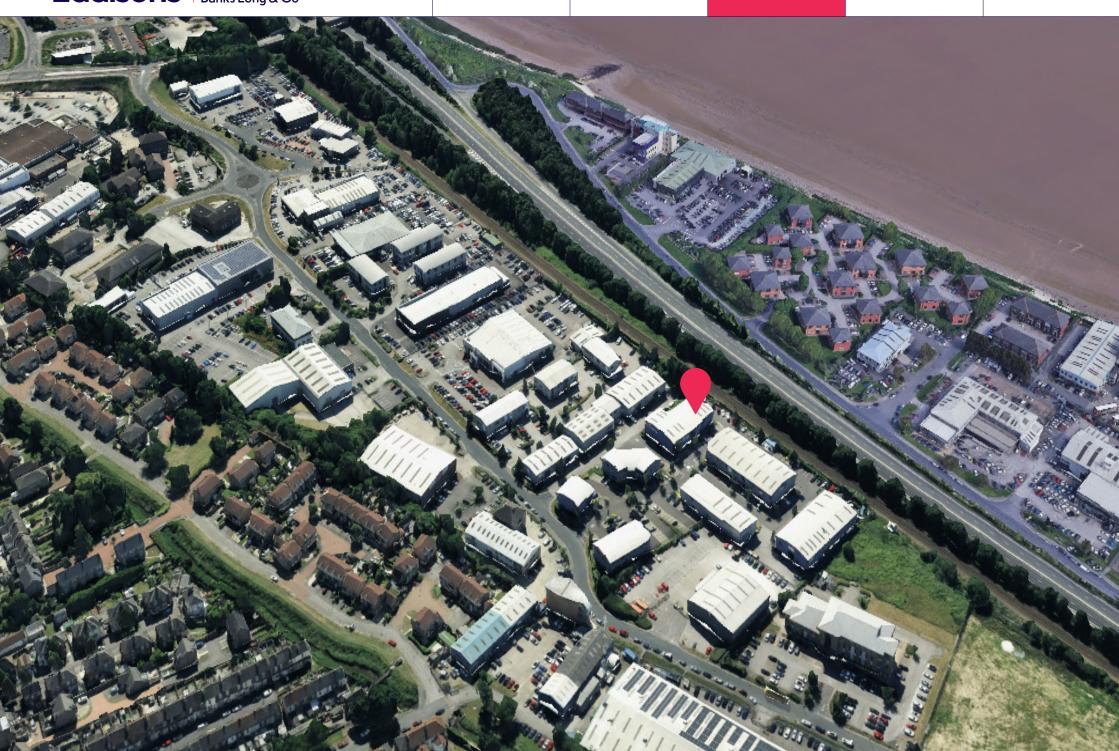




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