

**CROMA**

[www.CromaLtd.com](http://www.CromaLtd.com)

# To Let

## First floor modern office suite, with large kitchen. **1,485 sq.ft**

Large open plan office, separate kitchen & DDA lift



First floor, The Town House, Priory Park West,  
Saxon Way, Hessle, Hull, HU13 9PB.

**1,485 sq.ft**

**£8.75 per sq.ft**

**Rent £12,995 per year**

- Under business rates threshold
- Large clear open plan office
- Covered balcony / break out area
- Separate kitchen / canteen
- Good established location
- Humber Bridge 2 miles. A63 1/2 mile
- Attractive modern premises
- On-site parking & unrestricted street parking
- DDA compliant passenger lift

**SAT NAV: HU13 9PB**

**/// what3words:**  
**/// nest.hero.teeth**

## Location

Saxon Way is ideally situated on Priory Park. Priory Park has excellent road links to Humber bridge, A-roads and M62 & M180 Motorways.

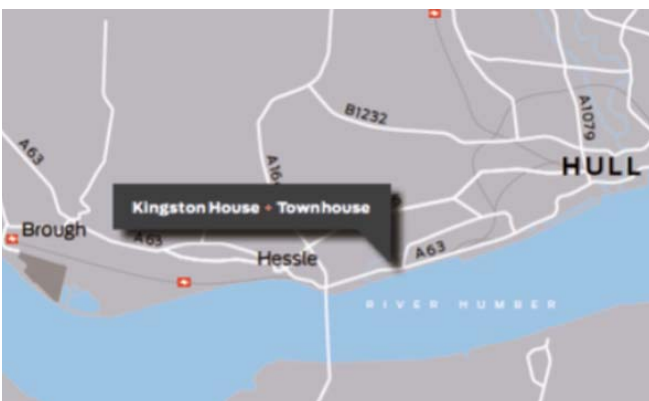
The A63 Clive Sullivan Way is within 1/2 mile. The Humber Bridge is within 2 miles. Priory Park is one of the most sought-after established business parks, various professionals have taken advantage of the modern offices which are situated on the business park.

In addition, there are also several car showrooms and a good mixture of other commercial users as well as nearby facilities including Hessle Town Centre, Sainsburys, Aldi, The Village Hotel and City docks.

Hessle Village is situated nearby with a range of retailers as well as cafes, pubs & restaurants. Hull City Centre is 4 miles, Hessle railway station is only 1/2 mile, Barrow Haven railway station is only 2 miles & Hulls main park and ride is within walking distance.

## The first floor office suite benefits.

Attractive, modern high standard premises  
Air conditioning  
Under business rates threshold  
Separate kitchen / canteen  
Single span, large clear open plan office  
Separate male & female toilet blocks  
Separate disabled W/C  
Covered balcony / break out area  
Double glazed with good natural light  
Carpeted and painted throughout  
Suspended ceilings & Inset CAT 2 lighting  
Onsite car parking & unrestricted street parking  
DDA compliant passenger lift  
Immediately available  
Good Access to A-Roads & Motorways  
1/2 mile to A63, 2 miles to Humber Bridge  
Balcony views over the Humber Bridge  
Cat 5 cabling & ideally placed data points  
Popular established Business Park location  
Separate metered services  
No working hours restrictions  
Access 365 days, 24/7



Disclaimer: These particulars are for reference only, not fact, they do not constitute part of any offer or contract. No statement, plans or photographs contained are statements or representations of fact or opinion. No person is authorised to make or give any representation, guarantees or warranties whatsoever. Apparatus, equipment, chattel, services etc have not been tested, no warranty as to their availability, condition or serviceability is given. Descriptions, condition, permissions for use and occupation should not be relied on, interested parties must satisfy themselves on any matter or details contained in these particulars. Measurements, areas, distances are approximate. The premises are offered subject to them not having been let, sold or withdrawn. No liability for consequential loss arising from these particulars or any negotiations in relation thereto is accepted. No liability is accepted for any loss or expenses incurred in viewing, nor any injury. Persons viewing should exercise due diligence during inspection. No warranty is given premises are free from hazards or comply with any Health & Safety legislation.

**CROMA**

[www.CromaLtd.com](http://www.CromaLtd.com)

### Rating assessment

The rateable value is under the £12,000 threshold.

The unit benefits from business rates exemption.

### Terms

New lease, number of years to be agreed.

### Rent

£12,995 per year exclusive.

(£8.75 per sq/ft)

### Rent increases

at 3.5% per year.

### Service charge

Low FIXED service charge of £155 per month,  
Equivalent to £1.25 per sq ft for maintenance &  
upkeep of common areas.

**Legal costs** Each party pays their own.

**VAT** All figures quoted are exclusive of VAT.

VAT will be charged at the prevailing rate.

**Possession** Upon completion of lease.

**Illegal use** Unit is subject to periodic inspections.

**EPC** C62.

**Viewing** Croma Ltd,  
511 Uppingham Road, Leicester, LE5 6QB

**Contact:** Bill Singh  
Mobile 07 803 28 44 26  
Office 0116 241 95 45  
Email [Bill@CromaLtd.com](mailto:Bill@CromaLtd.com)  
Web [www.CromaLtd.com](http://www.CromaLtd.com)



Disclaimer: These particulars are for reference only, not fact, they do not constitute part of any offer or contract. No statement, plans or photographs contained are statements or representations of fact or opinion. No person is authorised to make or give any representation, guarantees or warranties whatsoever. Apparatus, equipment, chattel, services etc have not been tested, no warranty as to their availability, condition or serviceability is given. Descriptions, condition, permissions for use and occupation should not be relied on, interested parties must satisfy themselves on any matter or details contained in these particulars. Measurements, areas, distances are approximate. The premises are offered subject to them not having been let, sold or withdrawn. No liability for consequential loss arising from these particulars or any negotiations in relation thereto is accepted. No liability is accepted for any loss or expenses incurred in viewing, nor any injury. Persons viewing should exercise due diligence during inspection. No warranty is given premises are free from hazards or comply with any Health & Safety legislation.

# CROMA

[www.CromaLtd.com](http://www.CromaLtd.com)



Disclaimer: These particulars are for reference only, not fact, they do not constitute part of any offer or contract. No statement, plans or photographs contained are statements or representations of fact or opinion. No person is authorised to make or give any representation, guarantees or warranties whatsoever. Apparatus, equipment, chattel, services etc have not been tested, no warranty as to their availability, condition or serviceability is given. Descriptions, condition, permissions for use and occupation should not be relied on, interested parties must satisfy themselves on any matter or details contained in these particulars. Measurements, areas, distances are approximate. The premises are offered subject to them not having been let, sold or withdrawn. No liability for consequential loss arising from these particulars or any negotiations in relation thereto is accepted. No liability is accepted for any loss or expenses incurred in viewing, nor any injury. Persons viewing should exercise due diligence during inspection. No warranty is given premises are free from hazards or comply with any Health & Safety legislation.

**CROMA**

[www.CromaLtd.com](http://www.CromaLtd.com)



Disclaimer: These particulars are for reference only, not fact, they do not constitute part of any offer or contract. No statement, plans or photographs contained are statements or representations of fact or opinion. No person is authorised to make or give any representation, guarantees or warranties whatsoever. Apparatus, equipment, chattel, services etc have not been tested, no warranty as to their availability, condition or serviceability is given. Descriptions, condition, permissions for use and occupation should not be relied on, interested parties must satisfy themselves on any matter or details contained in these particulars. Measurements, areas, distances are approximate. The premises are offered subject to them not having been let, sold or withdrawn. No liability for consequential loss arising from these particulars or any negotiations in relation thereto is accepted. No liability is accepted for any loss or expenses incurred in viewing, nor any injury. Persons viewing should exercise due diligence during inspection. No warranty is given premises are free from hazards or comply with any Health & Safety legislation.

# CROMA

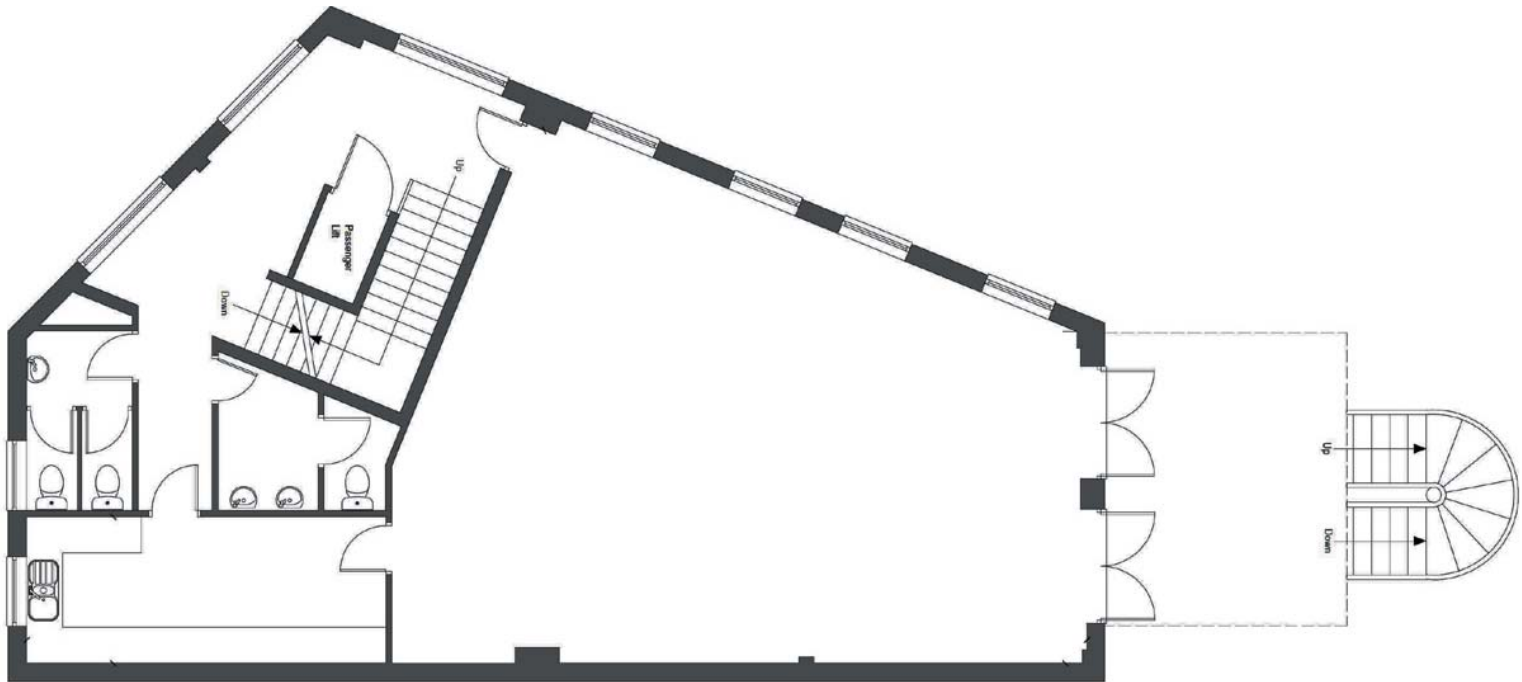
[www.CromaLtd.com](http://www.CromaLtd.com)



Disclaimer: These particulars are for reference only, not fact, they do not constitute part of any offer or contract. No statement, plans or photographs contained are statements or representations of fact or opinion. No person is authorised to make or give any representation, guarantees or warranties whatsoever. Apparatus, equipment, chattel, services etc have not been tested, no warranty as to their availability, condition or serviceability is given. Descriptions, condition, permissions for use and occupation should not be relied on, interested parties must satisfy themselves on any matter or details contained in these particulars. Measurements, areas, distances are approximate. The premises are offered subject to them not having been let, sold or withdrawn. No liability for consequential loss arising from these particulars or any negotiations in relation thereto is accepted. No liability is accepted for any loss or expenses incurred in viewing, nor any injury. Persons viewing should exercise due diligence during inspection. No warranty is given premises are free from hazards or comply with any Health & Safety legislation.

# CROMA

[www.CromaLtd.com](http://www.CromaLtd.com)



Disclaimer: These particulars are for reference only, not fact, they do not constitute part of any offer or contract. No statement, plans or photographs contained are statements or representations of fact or opinion. No person is authorised to make or give any representation, guarantees or warranties whatsoever. Apparatus, equipment, chattel, services etc have not been tested, no warranty as to their availability, condition or serviceability is given. Descriptions, condition, permissions for use and occupation should not be relied on, interested parties must satisfy themselves on any matter or details contained in these particulars. Measurements, areas, distances are approximate. The premises are offered subject to them not having been let, sold or withdrawn. No liability for consequential loss arising from these particulars or any negotiations in relation thereto is accepted. No liability is accepted for any loss or expenses incurred in viewing, nor any injury. Persons viewing should exercise due diligence during inspection. No warranty is given premises are free from hazards or comply with any Health & Safety legislation.

**CROMA**

[www.CromaLtd.com](http://www.CromaLtd.com)



# Kingston House + Townhouse

SAXON WAY, PRIORY PARK, HULL, HU3 9PB

< > X



Disclaimer: These particulars are for reference only, not fact, they do not constitute part of any offer or contract. No statement, plans or photographs contained are statements or representations of fact or opinion. No person is authorised to make or give any representation, guarantees or warranties whatsoever. Apparatus, equipment, chattel, services etc have not been tested, no warranty as to their availability, condition or serviceability is given. Descriptions, condition, permissions for use and occupation should not be relied on, interested parties must satisfy themselves on any matter or details contained in these particulars. Measurements, areas, distances are approximate. The premises are offered subject to them not having been let, sold or withdrawn. No liability for consequential loss arising from these particulars or any negotiations in relation thereto is accepted. No liability is accepted for any loss or expenses incurred in viewing, nor any injury. Persons viewing should exercise due diligence during inspection. No warranty is given premises are free from hazards or comply with any Health & Safety legislation.

**CROMA**  
www.CromaLtd.com