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To Let

1st & 2nd floor modern office suite. 2,970 sq/ft.

Seperate kitchen, large board room, & DDA lift



1st & 2nd floor, The Town House, Priory Park West,
Saxon Way, Hessle, Hull, HU13 9PB.

2,970 sq.ft

£8.75 per sq/ft

Rent £25,987.50 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

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Location

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

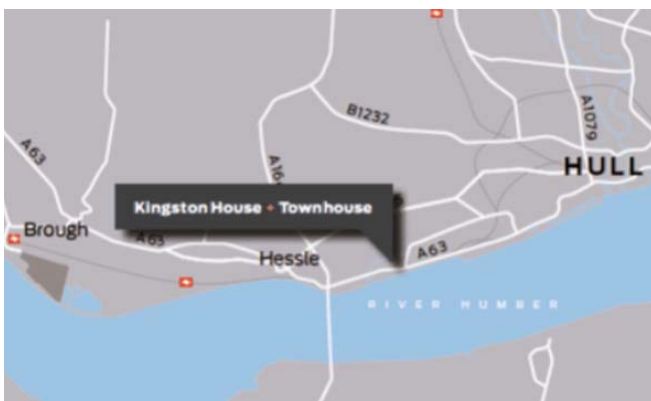
The A63 Clive Sullivan Way is within 1/2 mile. The Humber Bridge is within 2 miles. Priory Park is one of the most sought-after established business parks, various professionals have taken advantage of the modern offices which are situated on the business park.

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 1st & 2nd floor office suite benefits.

Attractive, modern high standard premises
Air conditioning
Under business rates threshold
Separate kitchen / canteen
Single span, large clear open plan offices
Separate male & female toilet blocks
Separate disabled W/C
Covered balcony's / break out areas
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
Separate kitchenette
Separate large board room



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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

£25,987.50 per year exclusive.

(£8.75 per sq/ft)

Rent increases

at 3.5% per year.

Service charge

Low FIXED service charge of £272.25 per month,

Equivalent to £1.10 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.

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First floor



First floor

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Second floor



Second floor

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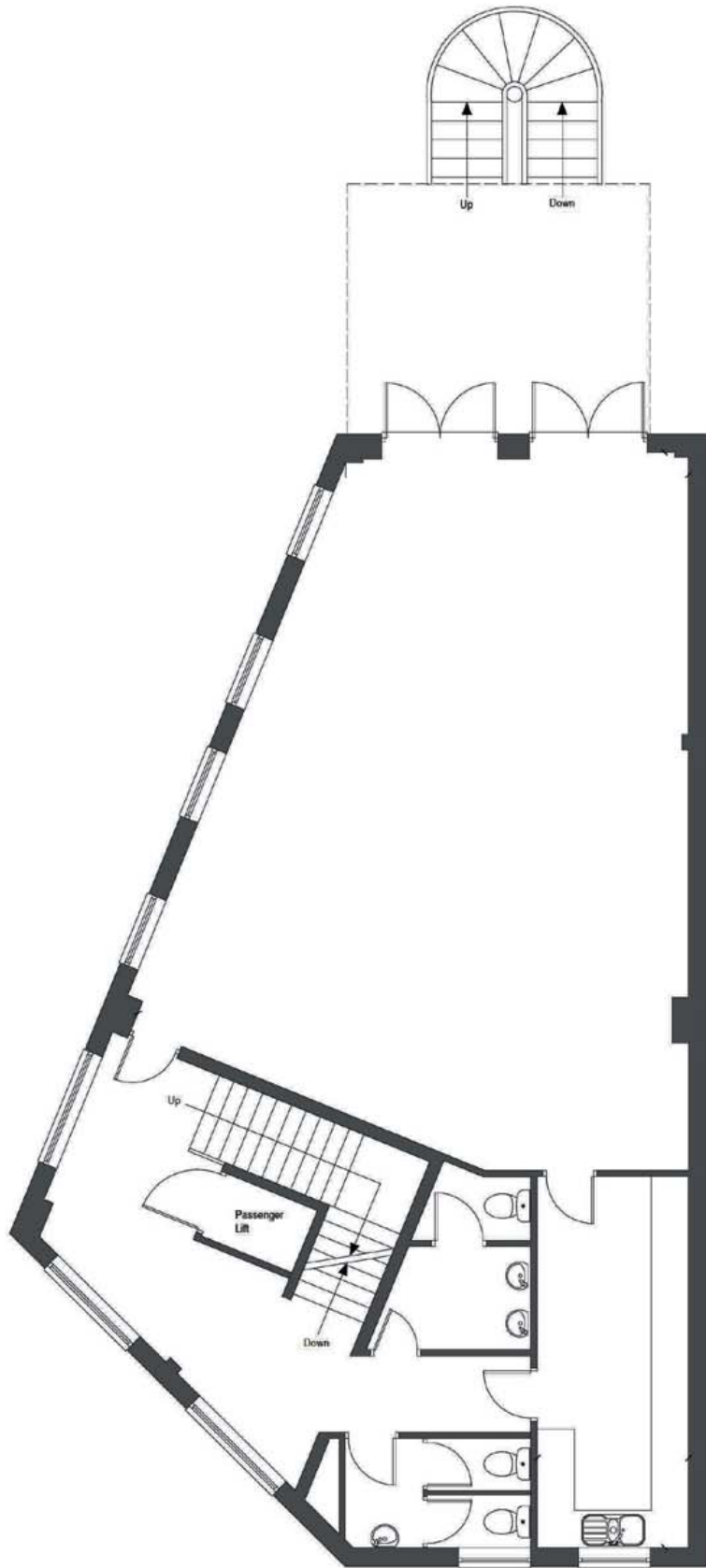




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First Floor Plan



Second Floor Plan

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Kingston House + Townhouse

SAXON WAY, PRIORY PARK, HULL, HU13 9PB

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