

# LEONARDS

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## Suite 4, Mendham Business Park, Hedon Road, Hull, HU12 8DZ

- Serviced Office Suite
- Recognised Business Park
- Convenient for Docks & BP Saltend Works
- c. 13.2 sq.m (142 sq.ft)
- Prominent Main Road Position
- Available on Easy in and Out Terms

**£2,840 Per Annum**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)

# Suite 4, Mendham Business Park, Hedon Road, Hull, HU12 8DZ

Fully Serviced Office Suite within an established recognised Business Park on one of Hulls main arterial roads east of the city centre, being particularly convenient for the near by Saltend Chemical Plant.

## Location

The property forms part of Mendham Business Park located on and with frontage facing the A1033 Hedon Road that forms the main arterial road running eastward from the city. Convenient location close to the Hull docks and nearby BP Saltend Chemical works.

## Description

The property comprises of a first floor serviced office (excluding telephone & internet) within a recognised business park east of Hull City Centre, to include use of a reception, W.C.'s, kitchen, the letting fee including heating and electric and communal parking to the frontage.

The office extends to c.13.2 m<sup>2</sup> (142 ft<sup>2</sup>) measured on a NIA (net internal basis) and can include certain office furniture. The suite is available on easy in easy out terms, .

## Disposal Terms

The property is available on an initial 12 month licence following which this would continue on a rolling quarterly basis basis. The rent is fully

inclusive covering water, gas central heating and electric\*, security alarm, CCTV and building insurance. Externally there are multiple allocated parking spaces for up to 10 cars to be agreed with landlord.

The rent is based on £20 per sq ft all inclusive (excluding Business Rates), payable quarterly in advance. \*subject to agreed user (see letting note below.) Interested parties are invited to discuss their specific terms and requirements etc

## Rates

The tenant will be responsible for the payment of the Business Rates. Internet enquiries through the Valuation Office Agency website have revealed that the office suites form part of a larger assessment. The owners are looking to instigate a reassessment through the Valuation Office. Interested parties should clarify this position with the local rating authority, the East Riding of Yorkshire Council following reassessment.

## Services

The main services of water, electric and heating are included within the Licence Fee for the property, as well as the monitoring, testing and servicing of the fire and burglar alarm system which is present through out the building. Telephone and Internet connection should be established before commitment to take up the licence.

\*Electric is inclusive for an average user based upon metering/monitoring by the licensor.

## VAT

The above amount has been quoted exclusive of VAT and the incidence thereof has not been taken into account. Our understanding is that VAT would be payable in addition to the Licence Fee quoted above.

## Energy Performance Certificate (EPC)

The office suite has an Energy Rating within Band C (reading 69).

## Viewing

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) or joint agent Leonards 01482 375212 [rjwm@leonards-property.co.uk](mailto:rjwm@leonards-property.co.uk) Ref. Robert Maitland-Biddulph

## Agents Notes

1. These letting particulars are intended to be a brief description of the property. Prospective occupiers should themselves or through their own Agents/Solicitors verify the details of the property being offered before making a commitment to take up a licence.
2. Services, fittings and equipment as detailed have not yet been tested (unless otherwise stated) and no warranty is given or implied as to their condition.
3. Measurements where stated are approximate and for guidance only.

1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.