



Office Block & Laboratory Facility Daisy Hill Road, Burstwick, Hull, HU12 9HE

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## OFFICE BLOCK & LABORATORY FACILITY DAISY HILL ROAD, BURSTWICK, HULL, HU12 9HE

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- High Quality Office Building
- Purpose Built Research/Laboratory
- Available as a Whole or in Part
- Offices c.7,653 ft<sup>2</sup> (711 m<sup>2</sup>)
- Research/Labs/Stores c.19,397 ft<sup>2</sup> (1,803 m<sup>2</sup>)
- Total Site Area c.2.92 Ac. (c.1.18 Ha)
- For Sale or To Let

### LOCATION

Located approximately 4.5 miles of Salt End Chemical Works, 8 miles from Hull A63/M62 Link and 29 miles from Humberside Airport. The area is predominantly rural but with one or two small established commercial/business estates nearby.

### DESCRIPTION

The property comprises two elements, a two-storey purpose-built office building (Computanet House) providing high quality self-contained offices with car parking and a purpose built research and laboratory facility (Mill View Farm), built c.12 years ago. The offices are of a steel portal frame construction with brick gables and block infill which has been over clad. Windows are powder coated aluminium framed high performance laminated double glazed units.

The research centre to the rear of the office building is of a high specification and consists of, offices, laboratories, changing rooms, showers/toilets, storage buildings with exterior concrete yards enclosed by brick walls with security gated access.



### ACCOMMODATION

Office Building

Ground Floor Offices 389.0 m<sup>2</sup> (4,187 ft<sup>2</sup>)

First Floor Offices 322.0 m<sup>2</sup> (3,466 ft<sup>2</sup>)

Total 711.0 m<sup>2</sup> (7,653 ft<sup>2</sup>)

Research/Laboratory Buildings

Offices/Canteen 78.0 m<sup>2</sup> (839 ft<sup>2</sup>)

Offices 389.0 m<sup>2</sup> (4,187 ft<sup>2</sup>)

Research Labs 1,207.0 m<sup>2</sup> (12,993 ft<sup>2</sup>)

Warehouse/Stores 517.0 m<sup>2</sup> (5,565 ft<sup>2</sup>)

Total 1,803.0 m<sup>2</sup> (19,397 ft<sup>2</sup>)

Overall Site 2.92 Acres (1.18 Ha)

### SERVICES

We understand that mains water, electricity and drainage are connected to the office block however the central heating is powered by oil fired boiler to wall mounted radiators throughout the premises and drainage is to a septic tank system. There is a PV solar array mounted on the rear roof pitch of the office building.

Mains water and electric are connected to the research and laboratory buildings with a back-up generator and



the site including an electric sub-station. Heating to this facility is by an air source heat pump system.

### RATEABLE VALUE (2023 Rating List)

Mill View Farm is described as 'Offices and Premises' with a Rateable Value of £65,500. Computanet House is described as 'Research Laboratory and Premises' with a Rateable Value of £24,250

### DISPOSAL TERMS

The property is available as a whole or in part. Price or Rental terms on application.

### ENERGY PERFORMANCE RATING

Awaiting Confirmation

### LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

### FURTHER INFORMATION AND TO VIEW

Contact Mark Broadhurst - [mjb@leonards-property.co.uk](mailto:mjb@leonards-property.co.uk) 01482 375212 or joint agent Tim Powell - [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 01482 325634





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