

TO LET

28 / 29 PRIORY TEC PARK, PRIORY PARK WEST, HESSLE, HU13 9PB



/// dining.shots.claps





LOCATION

The premises are located at the heart of this popular Priory Tec Park development that occupies a strategic location just off the A63 dual carriageway, 5 miles to the west of Hull City Centre. Other nearby occupiers include Plumb Centre, City Plumbing, Royal Mail and a variety of car dealerships. Sainsburys and Aldi are located close by together with Village Hotel and Arco's national distribution centre.

The A63 provides arterial road access into Hull centre to the east and the M62 to the west. The Humber Bridge provides dual carriageway access to the south of the Humber. The Hull park and Ride is a short distance away on Priory Park East.

Hull is the principal city within the Humber region having a population of some 280,000 with a wider catchment area. The city has a strong maritime heritage and much of the local economy is centred around the busy port (passengers and freight) and logistics. There has been significant growth around the renewable sector and other major employers in the region include the food, engineering and pharmaceutical sectors.

DESCRIPTION

The available space comprises a first floor office forming part of a larger detached two storey office building. The available space has painted plaster walls, carpeted floor, suspended ceiling, air conditioning, gas fired central heating, data networking points, staff kitchen, meeting room and WC facilities. 17 car parking spaces are allocated to the offices.

ACCOMMODATION

The property has been measured on a net internal basis.

First floor offices: approx. 278 sq m (3,000 sq ft)

Additional photographs of the property can be viewed on our website.

First floor offices

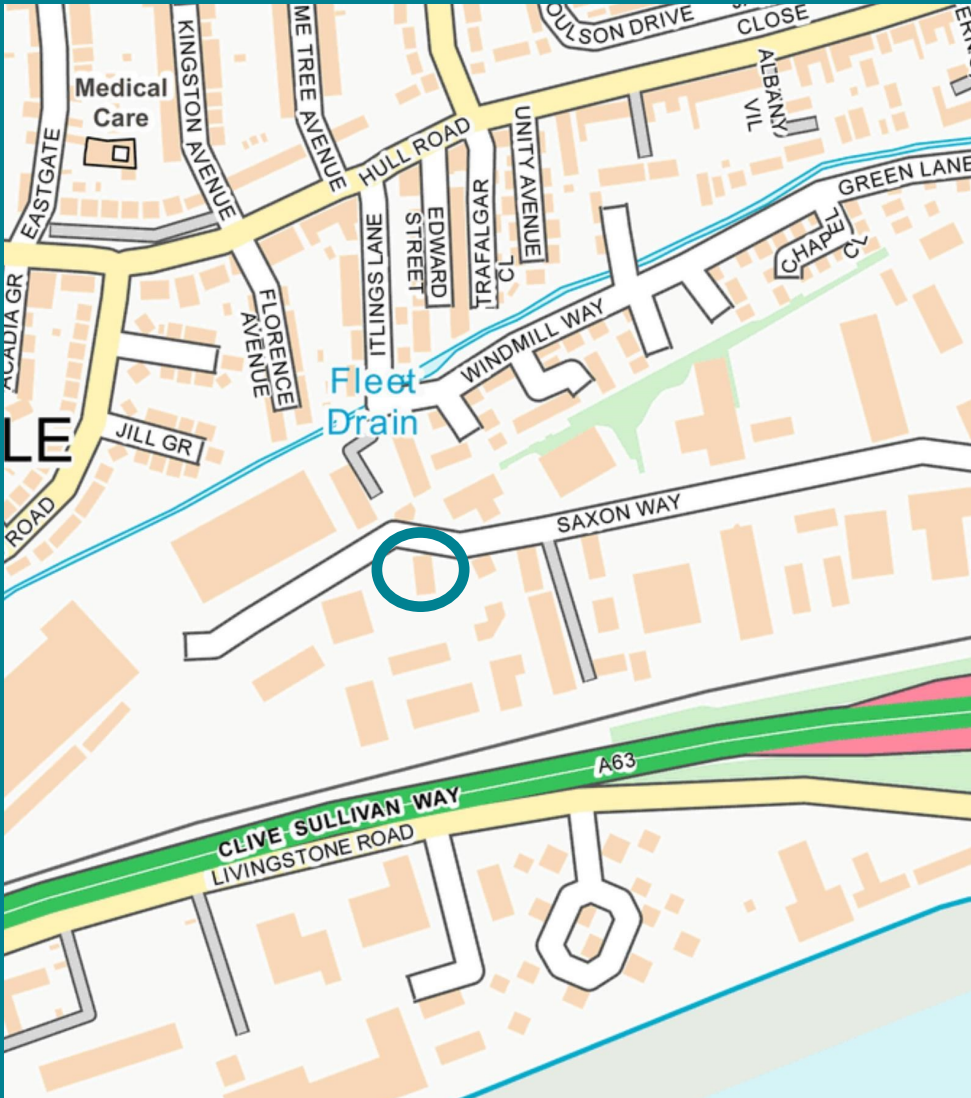
Extending to approx. 278 sq m (3,000 sq ft)

Established business park location

17 allocated car parking spaces

Rent from £5 per sq ft pa exclusive





**COMMERCIAL PROPERTY EXPERTISE
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TERMS

The offices are available on a new lease on an internal repairing basis at a rent of £15,000 in the first year increasing to £30,000 in year 2 and £39,000 in year 3. The current service charge budget is £9,251.04. This includes heating, water, repairs and maintenance of common parts, external repairs, buildings insurance and grounds maintenance. Full details available on request.

ADDITIONAL INFORMATION

Local Authority: East Riding of Yorkshire Council.

Rateable Value: £23,000 (wef 01/04/23) **EPC:** C.

Services: All mains services are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use. Water and gas is included in the service charge. Electricity is recharged via sub-meter readings.

VAT: VAT is applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request. **Legal Costs:** Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

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