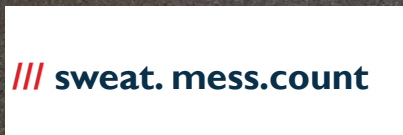


TO LET

30 PRIORY TEC PARK, PRIORY PARK WEST, HESSLE, HU13 9PB





Ground floor offices

Extending to approx. 124.9 sq m (1,344 sq ft)

Established business park location

6 allocated car parking spaces

£19,500 per annum exclusive

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

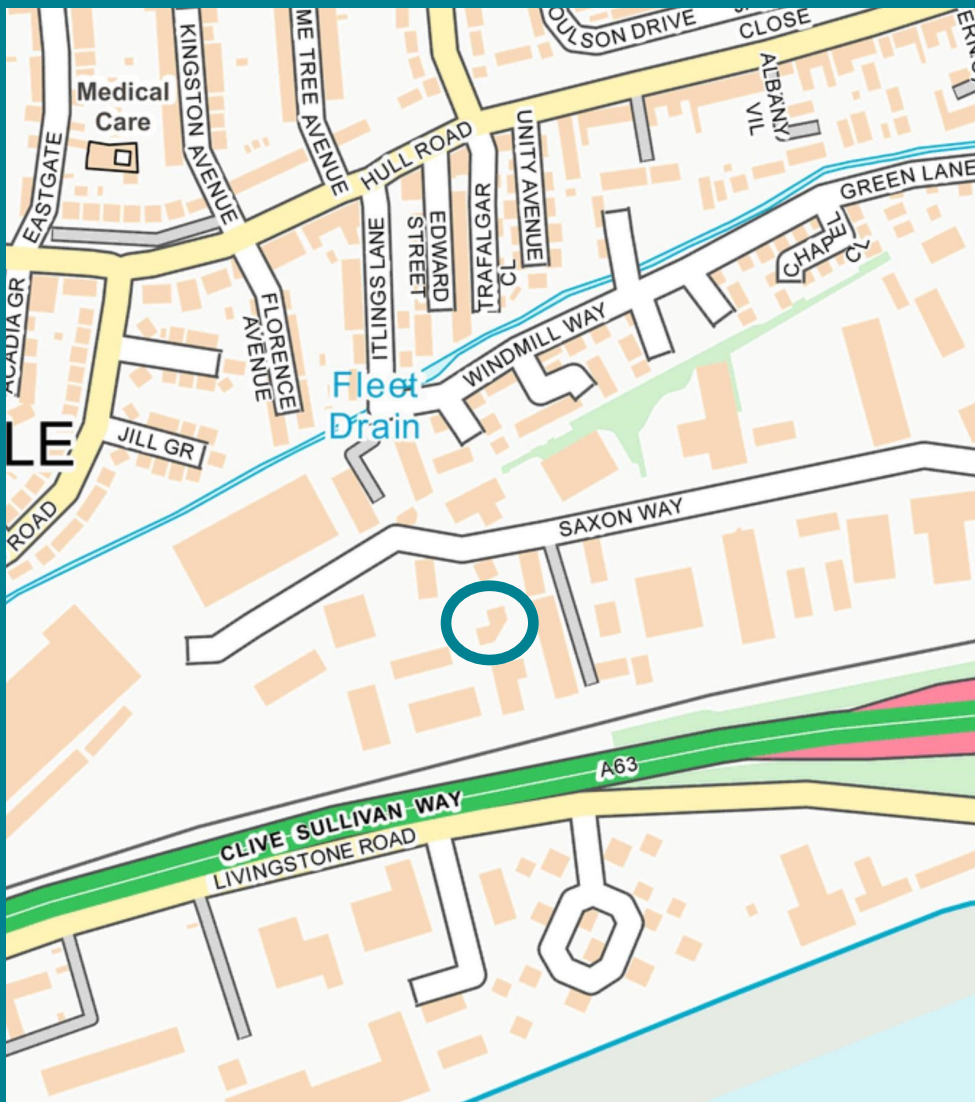
The available space comprises a ground floor office forming part of a larger detached two storey office building. The available space has painted plaster walls, suspended ceiling, gas fired central heating and Tea Station and self contained toilet.

ACCOMMODATION

The property has been measured on a net internal basis.

Ground floor office: approx. 124.9 sq m (1,344 sq ft)





TERMS

The offices are available on a new lease on an internal repairing basis at a rent of £19,500 per annum exclusive. The current service charge budget is £5,812 pa. 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: £12,750 (wef 01/04/23) **EPC:** D.

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

Rob Hutchinson

Operations Manager

07903 141594

robhutchinson@clarkweightman.co.uk

Carl Bradley

Director

07971 875863

carlbradley@clarkweightman.co.uk

Joint Agent: Cameron McRae, Banks Long & Co

Ref: 20/129

**COMMERCIAL PROPERTY EXPERTISE
ACROSS THE HUMBER REGION AND BEYOND...**

VALUATIONS • SALES & LETTINGS • LEASE ADVISORY • MANAGEMENT • BUSINESS RATES

NOTICE. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Anti Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

**BANKS
LONG & Co**
01522 544515



**01482
645522**

Chartered Surveyors and
Commercial Property Consultants
www.clarkweightman.co.uk