



**TO LET**

**UNIT F3, ROTTERDAM PARK, HULL, HU7 0XD**

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## **Modern workshop / warehouse unit**

**Located just off Rotterdam Road, forming part of  
Sutton Fields Industrial Estate**

**Yard and parking**

**Available on new lease, summer 2024**

**£26,000 per annum exclusive**

## **LOCATION**

The property is situated within Rotterdam Park which is a modern development of similar industrial, warehouse and trade counter units situated just off Rotterdam Road and forming part of the Sutton Fields Industrial Estate. Other occupiers in the immediate vicinity include Jewsons, Brandon Tool Hire and Beerhouse Self Drive Hire.

Sutton Fields is Hull's largest and probably best known industrial estate situated less than 5 miles north of Hull city centre and also benefiting from easy access to the docks and other industrial areas.

## **DESCRIPTION**

The property comprises a semi-detached modern workshop / warehouse unit.

The unit itself is of steel portal frame construction having brick and blockwork walls to a height of 2.5 meters with insulated profile sheet cladding above and to the roof. The roof has a series of translucent panels offering good levels of natural light. There is a full height folding shutter access door, together with a personnel access door and a series of windows across the front elevation should a future tenant wish require to fit out their own internal offices. There is a WC in one corner of the unit.

The unit has an eaves height of 5.8m (19ft).

Externally the property and the adjoining unit are bounded by palisade fencing and gates with each unit having their own external parking and loading areas.

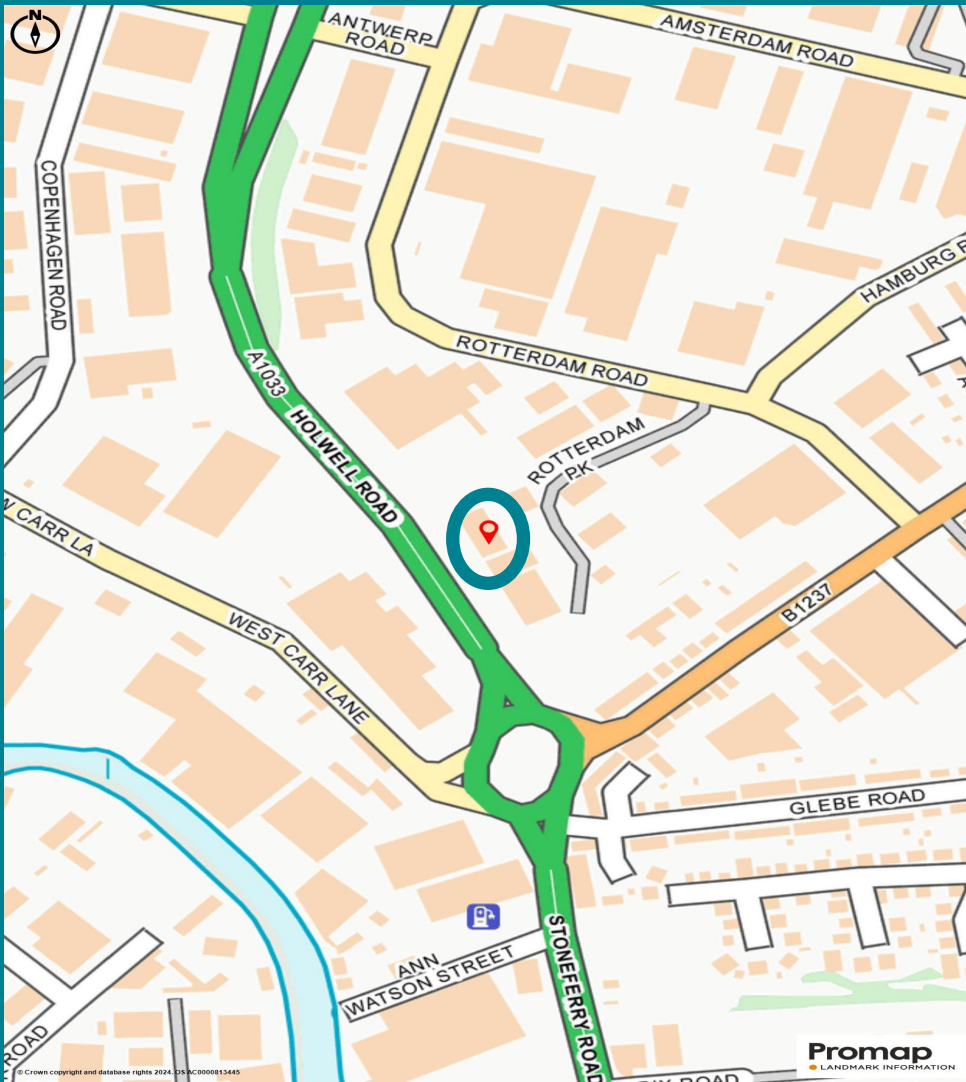
## **ACCOMMODATION**

The unit has a gross internal area of 371.6 sq m (4,000 sq ft)









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**TERMS**

The property is available by way of a new lease at a rent of £26,000 per annum exclusive. The lease will be granted on a full repairing and insuring basis. The tenant will reimburse the cost of the service charge in respect of the repair and maintenance of the common parts. The length of lease to be by negotiation.

**ADDITIONAL INFORMATION**

**Local Authority:** Kingston upon Hull City Council.

**Rateable Value:** £16,250 (workshop and premises)

**EPC:** D.

**Services:** All mains services are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

**VAT:** All rents and services charges quoted are exclusive of VAT. VAT is applicable to this transaction.

**Code for Leasing Business Premises:** It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

**Legal Costs:** Each party will be responsible for their own legal costs incurred.

**VIEWING AND FURTHER INFORMATION**

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