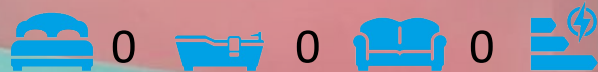


210 Newland Avenue, HU5 2ND  
£850 PCM  
Unfurnished  
£980



Let (Marketing)  
31st March 2025



Nestled in the vibrant area of Newland Avenue, Hull, this impressive unit presents a unique opportunity for those seeking a versatile property. The ground floor boasts a spacious open-plan layout, providing ample room for various business ventures or creative endeavours.

Accessibility is a key feature of this property, with a convenient loading bay located at the front, ensuring easy deliveries and customer access. The electric security shutter adds an extra layer of protection, making it a secure choice for any business owner.

Additionally, the property includes upstairs rooms that are part of the unit, offering potential for office space, storage, depending on your needs.

This property is a canvas for your aspirations. If you are looking to establish a thriving business, this property on Newland Avenue is worth your consideration. Enquire now to discover the possibilities that await you.

#### VIEWING

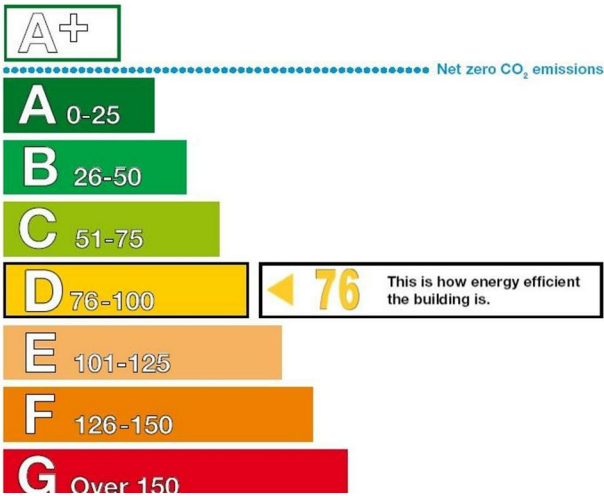
To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A+</b>		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



More energy efficient



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.