

**Mileway**

# Lake Enterprise Park Hull

Available to Let  
Warehouse

494 - 5,117 sq ft ( 46 - 476 sq m )



24-hour access



Three-phase electricity



Roller shutter door



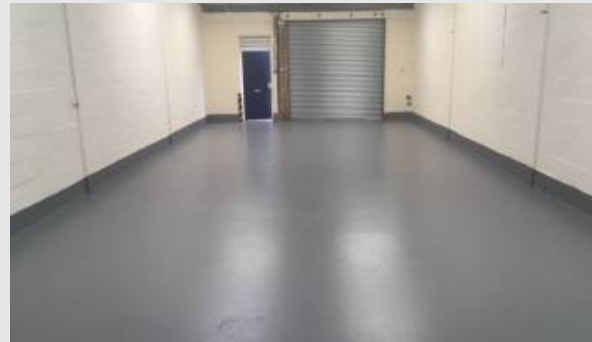
Popular location



Secure gated site

# Lake Enterprise Park

Lake Enterprise Park, Bergen Way Hull HU7 0YQ



## Description

These open-plan industrial units are located on the Lake Enterprise Park estate, which is part of the large, well established Sutton Fields Industrial Estate. A roller shutter door offers access from the communal forecourt, and there is a separate personnel door.

The estate is secured by a perimeter fence and lockable access gate. There is an on-site café and many local amenities around the property.

## Location

Lake Enterprise Park is situated within one of the largest industrial areas of Hull, approximately 3 miles north of the City Centre. The property is 1 mile from A1070 Hull Ring Road which connects to the main A63 arterial road.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

**Mileway**  
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0113 8683776

**PPH**  
Ben Cooper  
ben.cooper@pph-commercial.co.uk  
01482 648888

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**PPH**  
Jordan Stokes  
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01482 626906

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 16H	Warehouse	1,603	149	Immediately	£1,291.67 PCM
Unit 18A	Warehouse	1,011	94	Under offer	Under offer
Unit 18J	Warehouse	494	46	Immediately	£662.50 PCM
Unit 18K	Warehouse	504	47	Immediately	£670.00 PCM
Unit 19A	Warehouse	1,011	94	Immediately	£817.00 PCM
Unit 19I	Warehouse	494	46	Immediately	£662.50 PCM
Total		5,117	476		