

Suite 12, Mendham Business Park, Hull, HU12 8DZ

LEONARDS
SINCE 1884

- Main Office with Three Additional Suites
- Recognised Business Park
- Prominent Main Road Position
- Proximity to Saltend and Docks
- c. 84.82m2 (913 sqft)
- Serviced Office Suites With Parking
- Available on Easy-in Easy-out Terms

£14,500 pa







Location
The property forms part of the Mendham Business Park located on and with frontage facing the A1033 Hedon Road forming the main arterial road running eastward from the city and convenient for the Hull docks and nearby Saltend Chemical works.

Description
The property comprises a main office with three adjoining offices, one of which has a seperate access. There is a communal kitchen and W.C.'s as well as a dedicated kitchenette. The offices extend to:
Main Office: 8.72m x 5.5m
Office 2: 3.67m x 3.45m
Office 3: 3.43m x 2.45m
Office 4: 3.43m x 3.45m
Kitchenette: 3.89m x 1.90m

Terms
The property is available on an initial 12 month licence following which this would continue on a quarterly basis . Letting fee includes water, gas central heating and electric*. There is a security alarm, CCTV, building insurance. Externally there are multiple allocated parking spaces for up to 10 cars to be agreed with landlord.

The initial licence fees are payable quarterly in advance inclusive of services but exclusive of Business Rates if payable. Potential occupants are invited to discuss their specific terms and requirements etc.

Total: £14,500 per annum, payable quarterly in advance.
* subject to agreed user (see letting note below.)

Rates
On GOV.UK the property has a rateable value of £5,100 for the purpose of business rates. Depending upon your other business premises you may be eligible for small business rates relief and should consult the East Riding of Yorkshire Council to check this.

Services
The mains services of water, electric and heating are included* within the Licence Fee for the property, as well as building insurance, window washing, shared kitchen and all consumables for shared toilet, the monitoring, testing and servicing of the fire and burglar alarm system which is present through out the building. Telephone and Internet connection should be established before commitment to take up the licence.
* subject to agreed user (see letting note below.)

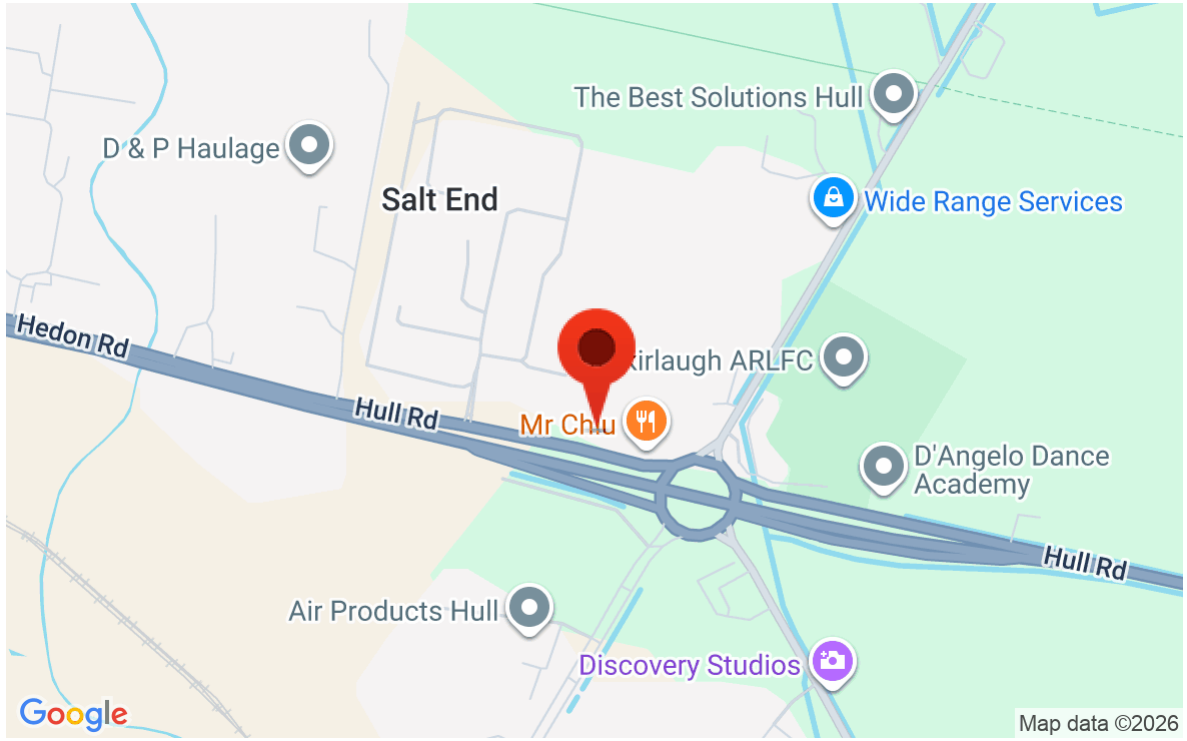
VAT
The above amount has been quoted exclusive of VAT and the incidence thereof has not been taken into account. The property is elected for VAT and VAT would be payable in addition to the Licence Fee quoted above.

Energy Performance Certificate (EPC)
The offices have a valid EPC certificate with evaluation EPC D.

Viewing
Strictly by appointment with Sole Agents on (01482) 375212. Or email rjwm@leonards-property.co.uk Ref. Robert Maitland-Biddulph.

Agents Notes
1.These letting particulars are intended to be a brief description of the property. Prospective occupiers should themselves or through their own Agents/Solicitors verify the details of the property being offered before making a commitment to take up a licence.
2.Services, fittings and equipment as detailed have not yet been tested (unless otherwise stated) and no warranty is given or implied as to their condition.
3.Measurements where stated are approximate and for guidance only.

Letting Notes
*Electric is inclusive for an average user based upon metering/monitoring by the licensor.



1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property thesecan be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property

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