



## Suite 10, Mendham Business Park, Hedon Road, Hull, East Yorkshire, HU12 8DZ

- Serviced Office Suite
- Recognised Business Park
- Convenient for Docks & Saltend Works
- c. 15.80 m<sup>2</sup> (170 ft<sup>2</sup>)
- Prominent Main Road Position
- Available on Easy in and Out Terms

**£3,600 P.A**



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# Suite 10, Mendham Business Park, Hedon Road, Hull, East

Fully Serviced Office Suite with Car Parking, set within an established recognised Business Park on one of Hulls main arterial roads east of the city centre, being particularly convenient for the near by Saltend Chemical Plant.

## 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 of a first floor serviced office within a recognised business park east of Hull City Centre, to include use of reception, Communal W.C.'s, kitchen, the letting fee including heating and electric\*, with communal parking to the frontage. The office extends to c.15.8 m<sup>2</sup> (170 ft<sup>2</sup>) measured on a NIA (net internal area) basis and is available on easy in and out terms.

\* subject to agreed user (see letting note below.)

## Disposal Terms

The property is available on an initial 12 month licence following which this would continue on a quarterly. 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: £3600 per annum, payable quarterly in advance.

\* subject to agreed user (see letting note below.)

## Rates

The tenant will be responsible for the payment of the Business Rates. Such assessment and payment of business rates will be subject to either the national or small business multiplier or other reliefs. Interested parties should clarify this position with the local rating authority, the East Riding of Yorkshire Council following reassessment.

## Services

The mains services of water, electric and heating are included\* within the Licence Fee for the property, as well as 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. Our understanding is that 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.

## Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

## Viewing

Strictly by appointment with Sole Agents on (01482) 375212. Or email [rjwm@leonards-property.co.uk](mailto: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. Money Laundering Regulations 2003 & Immigration Act 2014 : 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 these can 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.