



Units 1 & 2, Mendham Business Park Hull Road, Saltend, Hull, HU12 8DZ

- Engineering Workshop & Yards
- Large part surfaced yard
- Rent: £80,000 p.a. excl.
- c.21,000 ft² (1,951 m²)
- Available
- Crainage to Workshop

£80,000



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TO LET: Industrial Engineering workshop premises, offices and yards conveniently situated for Hull docks and Saltend chemical works and having good access via Hedon Road and the A63 to the wider motorway network. The premises are available leasehold based on multiples of three years under full repairing and insuring terms. The main workshop, ancillary building, stores and office space provide 21,000 ft² with extensive self contained yard space.

Location

The property is situated on the northern side of Hull Road, Hedon Road, to the eastern side of the city. Hull and Hedon Road form a dual carriageway which link with the A63 forming the main carriageway from east to west cross the city, which is presently the subject of ongoing improvement works, facilitating a quicker link. Access to the site can be taken from both Hull Road and from Staithes Road which connects to the Hull Road at the Saltend roundabout.

Description

The main workshop is constructed around a steel portal frame with block and insulated fibre board walls and roof covering interspaced with translucent roof lights with an eaves to 5.2m and crantage at 4.67m. The workshop includes stores, shop floor office, canteen, changing rooms and WC's and includes 2 x 5 ton gantry cranes and 3 x 2.0 ton. Attached to the main workshop there is a smaller workshop with lower eaves height and small external open fronted store. The workshops have gas warm air heating. Offices are to the first floor with certain shared facilities, these are double glazed, with both heating and air conditioning. Externally there are 8 dedicated parking spaces to the frontage, with self contained yard and overflow parking together with good sized dedicated yard space.

Accommodation

The approximate accommodation measured on a gross internal floor area, briefly comprises of:-

Main Workshop: 1,429 m² (15,382 ft²)

Stores/Office: 38.4 m² (413 ft²)

Canteen/Changing/WC's 71.6 m² (770 ft²)

Lean-to Workshop: 263.0 m² (2,831 ft²)

Open Front Store: 31.6 m² (340 ft²)

First Floor Offices: 117.5 m² (1,264 ft²)

Services

Mains electric (single & 3 phase), water, gas are connected. Drainage is to a septic tank system.

Terms

The premises are available leasehold, based upon multiples of three years, under full repairing and insuring terms subject to a photographic condition schedule, the costs of such are to be borne equally between the parties.

Rent

The commencing rent, exclusive of other outgoings and charges will be £80,000 per annum.

Business Rates - 2023

The tenant will be responsible for the Business Rates. Internet enquiries via the Valuation Office website indicate the property has a rateable value of £47,000 (2023 Rating List). The above figure is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Rating Authority, the East Riding of Yorkshire Council directly.

Energy Performance Certificate (EPC)

The Workshop & Premises have an Energy Rating of D (reading 92). The Offices, also have an Energy Rating D (reading 81). Further details are available from the joint letting agents.

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.

Agents & Viewings

Viewing, strictly by appointment through the joint letting agents:

Leonards, 512 Holderness Road, Hull HU9 3DS

Tel: (01482) 375212 (Ref: Robert Maitland-Biddulph)

Scotts, 66 – 68 Humber Street, Hull, HU1 1TU.

Tel: (01482) 325634 (Ref: Tim Powell)

VAT

The property is elected for VAT and VAT is consequently payable in addition to the rental figure.

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.