



## 36 Cottingham Road Hull

£400 PCM

- Versatile lock-up unit available now for £525 PCM.
- Ground floor offers 30.4 sqm of open space ideal for storage, workshop, or small business use.
- First floor includes 17.9 sqm with office/storage space, WC, and sink.
- Features include secure yard, double garage doors, and parking/loading area
- Benefits from independent electric supply, mains water, new roof, and double glazing.
- Flexible lease terms available: 1, 2, or 3 years in a well-connected Hull location.



## Lock-Up to Let – Cottingham Road, Hull – £400 PCM

Available now, this versatile lock-up unit is situated just off Cottingham Road, accessed via a private driveway through an attractive archway. The property benefits from a secure yard to the front and double garage doors, ideal for vehicular access or deliveries.

The ground floor provides approximately 30.4 sqm (9.5m x 3.2m) of clear working space, suitable for storage, workshop use, or small business operations.

Upstairs, the first floor offers an additional 17.9 sqm (5.6m x 3.2m), comprising office or storeroom space along with a WC and sink for convenience.

Key features include:

Independent electric supply

Mains water connected

Recently re-roofed

New double glazing installed

Yard area for parking or loading

Flexible 1, 2 or 3-year lease options

This is a rare opportunity to secure a self-contained unit in a well-connected area with excellent local amenities and transport links.

Enquire today to arrange a viewing.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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