



TO LET

Unit 31C, Priory Tec Park, Hessle, HU13 9PB

SW
Sanderson
Weatherall





Location

The premises are located at the heart of the popular Priory Tec Park development that occupies a strategic location just off the A63 dual carriageway, 5 miles to the west of Hull city centre. Other nearby occupiers include Plumb Centre, Royal Mail and a variety of car dealerships. Sainsburys and Aldi are located close by together with Village Hotel and Arco's national distribution centre.

The A63 provides arterial road access in to Hull city centre to the east and the M62 to the west. The Humber Bridge provides dual carriageway access to the south of the Humber. The Hull Park and Ride is a short distance away on Prior Park East.

Hull is the principal city within the Humber Region having a population of approx. 280,000 people with a wider catchment area.

Description

The available space comprises a ground floor office forming part of a larger detached two storey office building. The available space has painted plaster walls, carpeted floor, suspended ceilings and tea station. Toilet facilities are shared with other ground floor tenants.

There are two allocated car parking spaces.

Accommodation

The unit has been measured on a Gross Internal Basis and extends to approx. 44.96 sq m (484 sq ft)



Key Points

- Ground floor office
- Located within established business park
- Easily accessible to A63
- Two allocated car parking spaces
- Available on new lease
- £8,000 per annum exclusive

Terms

The unit is available by way of a new lease at a rent of £8,000 per annum exclusive. The length of lease by negotiation. The lease will be on an internal repairing basis plus service charge to cover the cost of maintaining the main fabric of the building, common parts and heating the offices. Further details on request.

ADDITIONAL INFORMATION

Local Authority: East Riding of Yorkshire Council.

Rateable Value: £5,800

EPC: TBC

Services: All mains services are connected to the unit. Tenants are advised to check on the suitability of the supplies for their proposed use.

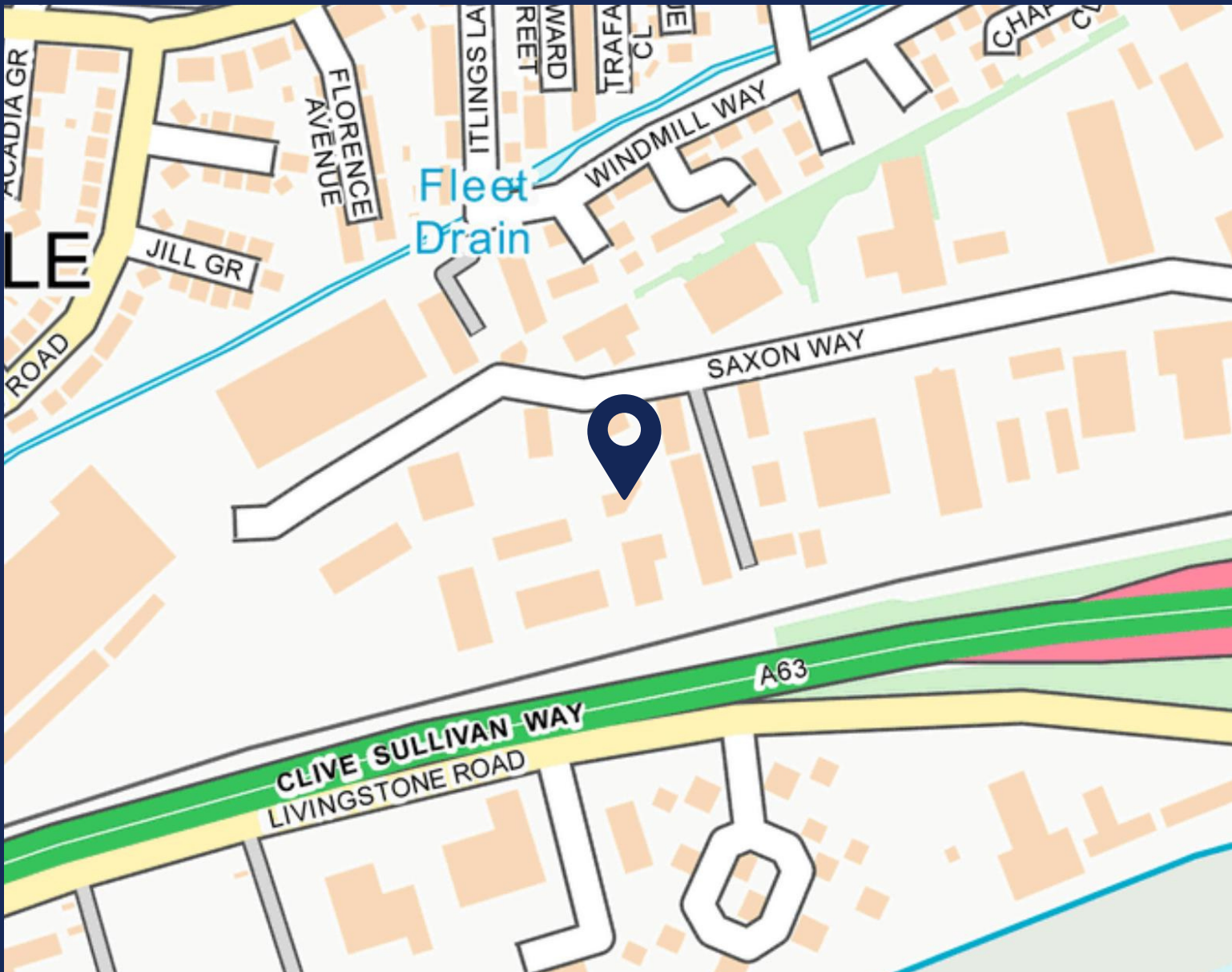
VAT: The rent quoted is exclusive of VAT. VAT is applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred.





Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

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