



TO LET

Unit 33, 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 first floor office suite forming part of a larger detached two storey office building. The available space is well presented including suspended ceilings, air-conditioning and gas fired central heating. The space has been partitioned by the current tenant to provide reception area, meeting rooms and private offices. There is a separate staff kitchen

Accommodation

The unit has been measured on a Gross Internal Basis and extends to approx. 139.4 sq m (1,500 sq ft)

Key Points

- First floor offices
- Mix open plan with meeting rooms and private offices
- Located within established business park
- Easily accessible to A63
- Six allocated car parking spaces
- Available on new lease: £19,500 per annum exclusive

Terms

The unit is available by way of a new lease at a rent of £19,500 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 and common parts. Further details on request.

ADDITIONAL INFORMATION

Local Authority: East Riding of Yorkshire Council.

Rateable Value: £12,750

EPC: C

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

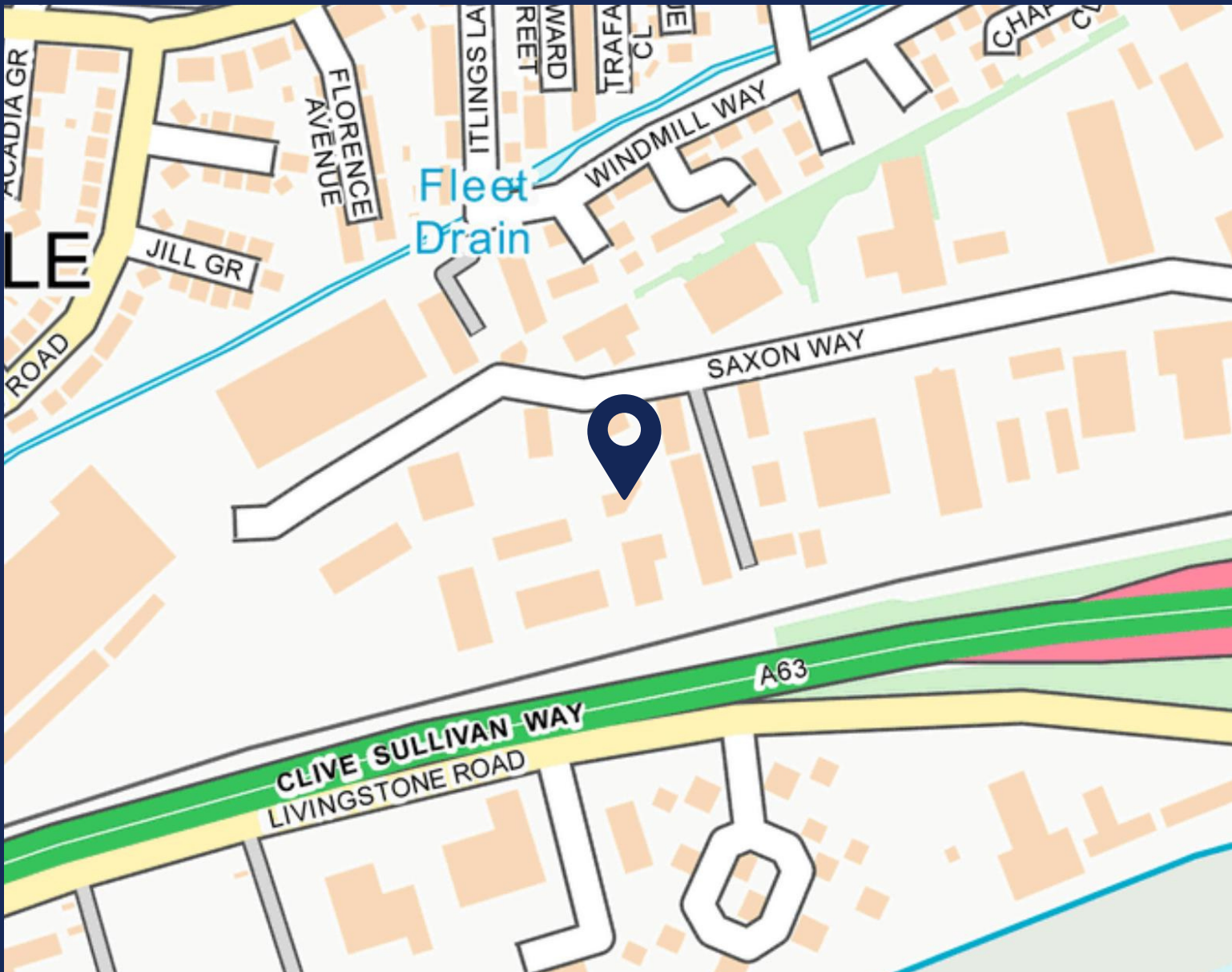
VAT: The rent quoted is exclusive of VAT. VAT is applicable to this transaction.

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:

Carl Bradley

07971 875863

carl.bradley@sw.co.uk

Rob Hutchinson

07903 141594

rob.hutchinson@sw.co.uk

Office Tel No: 01482 645 522

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL - December 2025

SW

**Sanderson
Weatherall**

