

FOR SALE – LARGE FREEHOLD INDUSTRIAL / WAREHOUSE OPPORTUNITY WITH CRANAGE IN A PRIME DOCKSIDE POSITION

**FOX
LLOYD
JONES**

0113 243 1133

www.fljltd.co.uk

ERIMUS WORKS, VALLETTA STREET, HULL, HU9 5NU

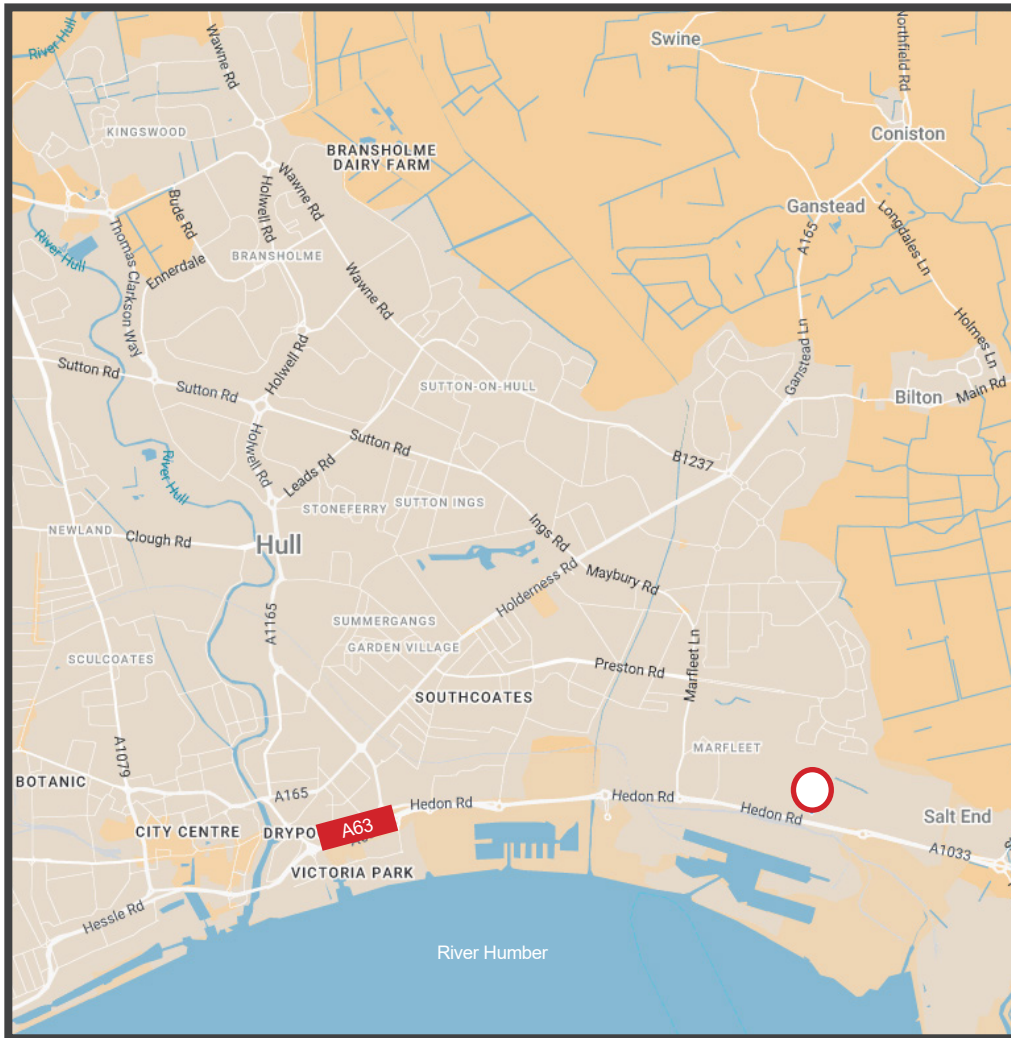


- Freehold industrial opportunity with ancillary office accommodation
- Secure fenced yard with separate car parking
- Popular East Hull location with direct access to Hedon Road (A1033) which provides access to the A63/M62 and wider motorway network
- Close proximity to the Port of Hull
- Suitable for a variety of industrial uses

103,682 ft² on c. 3.86-acres (with c.1-acre yard)

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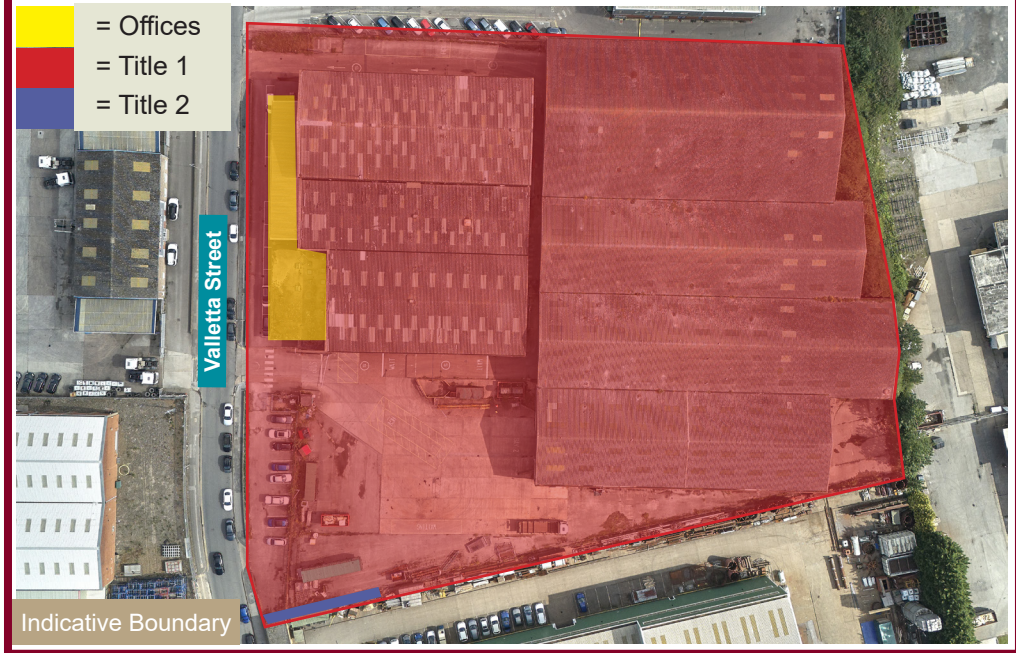
LOCATION



Erimus Works is outlined in red on the image below and is situated in a Dockside position just off Hedon Road, fronting Valletta Street.

The building is located in Hull with easy access out towards the A63/M62 and wider motorway network via Hedon Road. The Humber Bridge is a 15 min drive from the premises and provides access to the South Bank of the Humber.

The immediate area is largely industrial in nature with a range of occupiers including Storage Distribution and Transport. The site comprises two titles (one principal) as shown below.



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PROPERTY DETAILS

Description

The property extends to c.103,682 ft² GIA, comprising industrial / warehouse accommodation with an open sided rear unit.

There is ancillary office accommodation at the front of the building across ground & first floors with staff welfare facilities: changing rooms, canteen, WC and showers. The ground floor presents as modern.

The front units are of steel portal frame with pitched roof incorporating intermittent translucent panels. The rear warehouses which are open along the front elevation, with the exception of one, are constructed around steel portal frames with pitched roofs incorporating intermittent translucent panels.

A number of the workshop bays incorporate high-level craneage, the rear cranes ranging from 5 - 7.5 tonnes.

There is a large yard comprising c.1.04 acres plus separate car parking to the front of the site (20x spaces approx.).

The total site area is approx. 3.86 acres.



Use / Occupier	Ft ² (GIA)	M ² (GIA)
Front Warehouses	29,096	2,703.02
Rear Warehouses	68,145	6,330.67
Offices - GF	4,618	429.01
Offices - FF	1,823	169.36
	103,682	9,632.06

Specification

Industrial / Warehouse

- Roller shutter doors
- Modern lighting
- Max internal eaves height of 9.6m in the front units and 6.7m - 7.6m in the rear units
- Craneage in situ
- Large secure yard & separate car parking (20x spaces)
- Part concrete flooring finish
- Open sided rear unit

Ancillary Office Accommodation

- Part LED lighting
- Part carpeted
- Part suspended ceiling
- Gas central heating system
- Fitted kitchen and dedicated canteen
- WC facilities
- Boardrooms / meeting rooms

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GALLERY



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Viewing & further information

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The Opportunity

The premises are available freehold with Vacant Possession to be provided on completion at an asking price of £3,000,000 (Three Million Pounds) exclusive. Cranage available by separate negotiation

Title Numbers:

HS180497 (principal) & HS295423

Business Rates:

The rateable value is £109,000.

The above has been provided for information purposes only. We advise all interested parties to make their own enquiries of the local rating authority.

EPC:

Rating C (72)

VAT:

The vendor reserves the right to charge VAT if applicable.

Legal Costs:

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

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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