



TO LET
85 GEORGE STREET,
HULL, HU1 3BN

Basement office premises
Landmark building within Hull city centre
NIA 108.7 sq m (1,170 sq ft)
Close to public car parks
Available on new lease: £5,200 pa

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Location

The property forms part of the basement of this landmark building situated on George Street within Hull City centre. This is a mixed use commercial educational and residential area a short distance from the main shopping areas and close to public car parking. Hull is a university city. It has a resident population of around 260,000 people with a wider catchment area. There is a wide employment base including engineering, haulage and distribution, shipping, pharmaceuticals and the renewables sector. Hull has benefited from significant regeneration following its recent City of Culture status.

Description

The offices are self contained and provide four principal office / work areas with some smaller ancillary rooms. They have their own toilet facilities. The offices have fluorescent lighting, electric heating and perimeter trunking. Previously the Hull YPI the building was converted to apartments around 15 years ago, but has retained office space within the basement. The available space has a net internal area of 108.7 sq m (1,170 sq ft)

Terms

The office is being offered to let by way of a new lease at a rent of £5,200 pa exclusive. The tenant will be responsible for internal repairs, decoration, utilities and business rates (if applicable). The length of lease by negotiation.

Additional information

Local Authority:- Kingston upon Hull City Council.

Rateable Value:- TBC

Energy Performance Certificate:- D - 82.

Services:- Mains water, electricity and drainage are connected to the property.

Legal Fees:- Each party will be responsible for their own legal costs incurred.

VAT:- All prices expressed in these particulars are exclusive of VAT. VAT is not applicable to this transaction.



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