

To Let

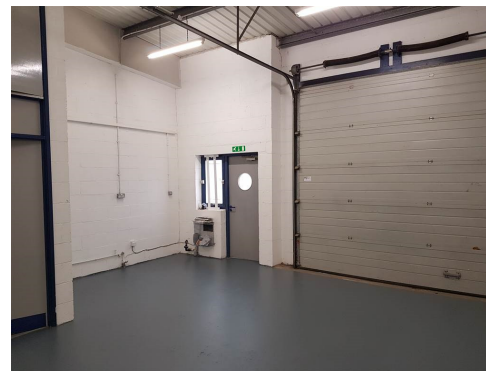


Small Industrial Unit To Let

Unit 12
Boulevard Unit Factory Estate
Boulevard
Hull
HU3 4AY

Industrial Unit on a Popular West Hull Estate.

- £420 per month
- 40 sq.m. (430 sq.ft.) of workshop space (approx)
- Available on 12 month Tenancy or 3 Year Lease
- Rental Incentives Available



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Unit 12, Boulevard Unit Factory Estate



Location

Boulevard Unit Factory Estate comprises four blocks of accommodation, situated in which are 31 units. The estate is fully enclosed with steel palisade fencing and lockable gates.

The estate is situated on the west side of Boulevard, approximately 1.5 miles west of the City Centre. Situated adjacent to the A63 Clive Sullivan Way the estate benefits from excellent transport links to both the city centre and national motorway network beyond.

Description

The unit benefits from:

- 40 sq. m (430 sq. ft) of workshop space (approx).
- Reinforced concrete floors.
- Eaves height of 4m (minimum).
- 10% natural roof lighting.
- Sectional overhead roller shutter door and a separate personnel door.
- W.C. facilities.
- Water, electricity and gas supplies as well as a telephone line.

Accommodation

40 sq.m. (430 sq. ft.) of workshop space (approx).

Planning

The property falls within Class B1 and B8 of the Use Classes Order 1987. Any interested parties should make their own enquiries to satisfy their planning requirements. The unit is not suitable for retail use.

Tenure

The unit is available on a 12 month tenancy or 3 year lease, subject to status, on internal repairing and insuring terms at a rent of £5,040 per annum. Further details are available on application.

EPC

The property has an EPC rating of E.

Business Rates

The tenant will be responsible for the payment of business rates. The 2017 rateable value of this unit is £3,350.00

The occupier may be entitled to Small Business Rates Relief and should make further enquiries at www.voa.gov.uk.

VAT

We understand that the property is not registered for VAT purposes.



Viewing

For further information or to arrange a viewing, please contact:

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