



High Quality Office with Production / Storage Area
2,864 sq ft (266.08 sq m)

Property Highlights

- Self-contained accommodation
- Established business park with car parking
- Situated just off the A63 dual carriageway

Area Amenities

- The Townhouse Café
- Starbucks
- Sainsbury's Supermarket
- Aldi
- Village Hotel

Viewing Highly Recommended

For more information, please contact:

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HIGH QUALITY OFFICES TO LET

Unit 6, Priory Tec Park

Saxon Way, Hessle, HU13 9PB

Location

Priory Tec Park is situated off the A63 dual carriageway, providing direct access to Hull city centre and the M62, positioned 4.5 miles east and 12 miles to the west respectively.

Hessle Railway Station can be accessed within a 6 minute drive. Hessle Town Centre provides an abundance of amenity including restaurants, hotels and bars.

Description

Unit 6 comprises high quality, fully fitted office accommodation over ground and first floors.

The ground floor includes a storage / production room to the rear, in addition to a large meeting room, a kitchen and the benefit of male, female & disabled WC's.

The first floor provides open plan office accommodation, together with an attractive glazed meeting room and a small meeting room.

Externally, there are 17 car parking spaces to the side and front of the building.

Office Specification

The general specification includes:

- Great natural light
- Perimeter trunking
- LED lighting
- Comfort cooling
- Carpeting throughout
- Kitchen facilities
- Connections to all mains services

Accommodation

The accommodation is measured on a net internal floor area basis.

Description	Sq ft	Sq m
Ground Floor office / storage	1,398	129.94
First Floor Office	1,465	136.14
Total	2,864	266.08

The Property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Tenure

The accommodation is available by way of a sub lease expiring on 26 October 2027 (break option on 26 October 2022).

Alternatively, a new lease will be considered directly with the Landlord with terms to be agreed.

Rent

Rent on application.

Rates

The ingoing tenant will be responsible for the business rates. We advise that interested parties make their own enquiries with the Local Authority.

Legal Costs

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

Energy Performance Certificate

A full copy of the Energy Performance Certificate is available upon request.

Viewing

Viewing is highly recommended and is strictly by appointment through the Letting Agent:



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***Subject to Contract – July 2020**