



For Sale (May Let)

11,578 sq m (124,630 sq ft)
on 10.78 acres

Substantial Industrial / Distribution Facility

West Carr Lane, Hull, HU7 0BU



ACCOMMODATION

| | |
|------------------------------|------------------------------------|
| Two storey offices | 751.6 sqm (8,091 sq ft) |
| Factory, canteen & ancillary | 9,880.4 sqm (106,355 sq ft) |
| External storage | 946 sqm (10,184 sq ft) |
| TOTAL | 11,578 sqm (124,630 sq ft) |

RATEABLE VALUE

The property is included in the Rating List as follows:
Factory & Premises RV **£285,000**

TERMS

The freehold interest in the property offered for sale. A new lease may be considered.

COSTS / VAT

Each party to be responsible for their own costs incurred in the transaction. VAT charged where applicable.

EPC

The property is covered by two EPC's:

Main building – C63

Outbuilding – E-115

Full EPC's are available on request.

DESCRIPTION

The property comprises an industrial / manufacturing facility of steel portal frame construction with painted brick and block walls and a clear internal height of c.5 metres. It benefits from two storey offices to the front with a number of outbuildings for storage. Additionally, within the main building there is a canteen and WC facilities. We understand that the current power supply is 1.1MVA.

LOCATION

The property is located approximately 2 miles to the north of Hull City Centre at the intersection of West Carr Lane and Stockholm Road. It is situated close to the southern entrance to the established Sutton Fields Industrial Estate. The A1033 Stoneferry Road / Holwell Road provides direct access to the A63 the main east/west thoroughfare, which in turn provides direct access to the regional motorway network.



MISREPRESENTATION ACT: JLL for themselves and for the vendors of lessors of this property, whose agents they are give notice that; a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not compromise as part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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. c) No person in the employment of JLL has any authority to make any representation of warranty whatsoever in relation to this property. Design & Production Bewonder* www.bewonder.co.uk March 2019

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