

To Let

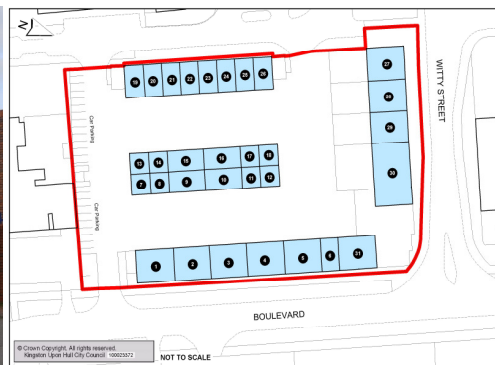


Small Industrial Unit to Let

**Unit 7
Boulevard Unit Factory Estate
Boulevard
Kingston upon Hull
HU3 4AY**

Industrial unit on popular West Hull Estate incorporating workshop and office accommodation.

- £400.00 per month
- 40 sq.m (430 sq.ft) of space (approx).
- Available on a 12 month Tenancy or 3 year Lease
- Rental Incentives Available



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Unit 7, Boulevard Unit Factory Estate, Hull



Location

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

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 unit benefits from:

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 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 Agreement or 3 year Lease on internal repairing and insuring terms at a rent of £4,800 per annum. Further details are available on application.

Business Rates

The tenant will be responsible for the payment of business rates. The 2017 rateable value of this unit is £3,550.

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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