



Priory Tec Park, Priory Park West
Hessele, Hull, HU13 9PB

#9653/20211



**BANKS
LONG & Co**



Priority Tec Park

Priority Park West, Hessle, Hull HU13 9PB



Agreement

To Let



Detail

Offices



Rent

From £7,500 pax



Size

76 sq m (706 sq ft) to
278 sq m (3,000 sq ft)



Location

Hull, HU13 9PB



Property ID

#9653/20211

For Viewing & All Other Enquiries Please Contact:



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Associate Director

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Property

The Business Park comprises a range of office suites incorporating painted plastered walls, suspended ceilings, data network points, air conditioning and staff/ WC facilities.

Some of the accommodation is available as a whole or could be split into separate units.

Externally, each unit benefits from allocated parking.

Accommodation

Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following **NIA** floor areas:

Area	m ²	ft ²
Unit 15B	76	706
Unit 24 & 25 (UNDER OFFER)	254	2,732
Unit 28	139	1,500
Unit 29	139	1,500

Services

We understand that mains supplies are available and connected to the properties. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers..

Town & Country Planning

We understand that the properties have consent for use as Offices falling within Class E(g)(i) (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own enquiries to the Local Planning Authority.

Rates

Charging Authority:	Hull City Council	
Description:	Office and Premises	
Rateable value:	Unit 15AB	£6,900
	Unit 24/25	£24,500
	Units 28/29	£27,000
UBR:	0.512	
Period:	2021-2022	

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The units are available **To Let** by way of a Full Repairing and Insuring lease, for a period of years to be agreed.

Rent

Unit 15B	£10,000 per annum exclusive
Unit 24/25	UNDER OFFER
Unit 28	£7,500 per annum exclusive in Year 1
Unit 29	£7,500 per annum exclusive in Year 1

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.



Location

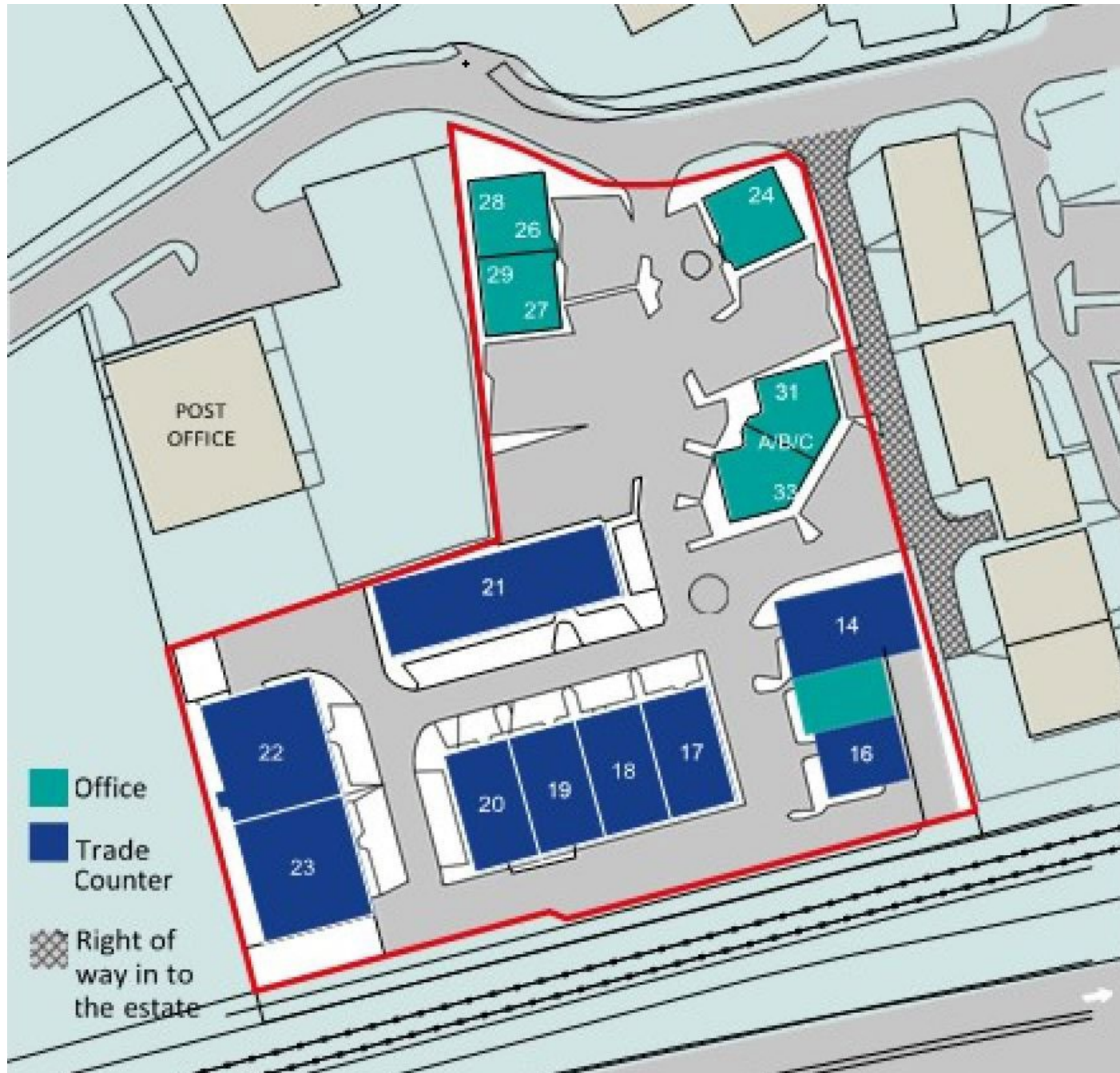
The premises are located at the heart of the popular Priory Tec Park that occupies a strategic location just off the A63 dual-carriageway, 5 miles west of Hull City Centre.

The Business Park is surrounded by a range of complementary leisure business and retail facilities providing quick access to Hull Docks, Humber Bridge and motorway networks as well being in close proximity to the Park and Ride and main line train station.











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