

TO LET

ACORN INDUSTRIAL ESTATE STRAWBERRY STREET HULL HU9 1EN

- Excellent proximity to Docks and City Centre.
- Insulation, natural lighting, eaves 3.6 m.
- Quick decisions and simple legal process for early occupation.
- Fenced site with generous external areas.
- Good road links to A63, Humber Bridge and motorway network.



INDUSTRIAL

2,066 sq.ft. (191.93 sq.m.)

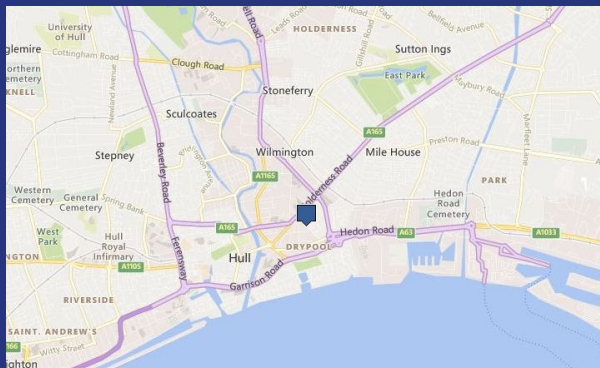
Price / Rent
£13,000 per annum

Enquiries

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**GARNESS
JONES**





Location

Acorn Industrial Estate is situated approximately 1 mile to the east of Hull City Centre. The development is within close proximity to the A63 link road connecting the docklands to the east of the City and leading west to the Humber Bridge and motorway network. Industrial and commercial uses dominate the immediate area together with retail and service facilities on the nearby Holderness Road.

Description

These terraced units are of steel framed construction with brick walls surmounted by insulated cladding to upper levels. The roof incorporates translucent panelling to provide good natural lighting. Units are accessed via good sized roller shutter doors, eaves heights 3.5 m.



Accommodation

	SQ FT	SQ M
Unit E	2,066	191.93
Unit E	0	0

Service Charge

A service charge for this estate is applicable. The current charge is 0.57p per sq.ft.

The landlord's building's insurance premium is also recharged. Further information to be provided upon request.



Services

We believe all mains services are either connected or available for connection to each unit.

EPC Rating

EPC are available for inspection upon request.

Business Rates - 2021/22

Further information from sole agents.

Terms

The premises are available by way of new full repairing and insuring leases. The rent is payable quarterly in advance and is exclusive of VAT, service charge, buildings insurance premium, rates and other occupational costs.

Unit E- £13,000 p.a

79 Beverley Road, Hull, HU3 1XR

