

# UNIT 4A/4B, MEDINA PARK, STONEFERRY ROAD, HULL, HU7 0BE

**INDUSTRIAL TO LET FROM 573 sq m (6,168 sq ft) 1,532 sq m (16,491 sq ft)**



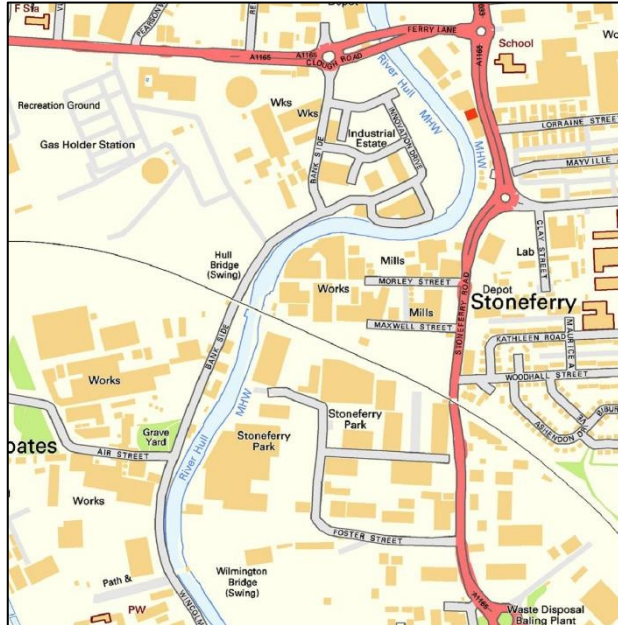
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## LOCATION

Medina Park is located off Stoneferry Road between the Clough Road and Chamberlain Road junctions approximately 2 miles north of Hull city centre. Stoneferry Road (A1165) is the inner city ring road and has over 30,000 vehicle movements per day.

Other occupiers on the site include Topps Tiles, Tool Station, Crown Paint and Al-Murad Tiles.



## DESCRIPTION

The property is of two storey construction with trade counter, offices, showroom, store, staff facilities and warehouse. The building benefits from suspended ceilings, three phase electricity, electrically operated roller shutter access to the warehouse area and significant profile on to Stoneferry Road. Externally there is shared service yard with dedicated parking. The building benefits from gas central heating and warm air blowers to the warehouse area.

The building could be split further details are available from the sole agents.

## SUMMARY

- High profile position on Stoneferry Road
- 2 storey building with showroom, offices and warehouse
- Located on dedicated Trade Park
- Other occupiers include Tool Station, Topps Tiles
- Shared service yard
- Undergoing refurbishment
- Capable of being let as one or two separate units



## ACCOMMODATION

The accommodation briefly comprises (all areas are approximate) and are measured gross:

	Sq m	Sq ft
<b>Unit 4A</b>		
Ground Floor	402	4,327
First Floor	557	5,996
Total	959	10,323
<b>Unit 4B</b>		
Ground Floor	433	4,661
First Floor	140	1,507
Total	573	6,168
<b>Unit 4A/4B Combined</b>	<b>1,532</b>	<b>16,491</b>



## TERMS

The property is available to rent on the following terms and conditions.

## RENT

The commencing rent is based on £4.50 per sq ft, exclusive of VAT, business rates and all other outgoings payable quarterly in advance by Bankers Order.

## LEASE TERM

By negotiation.

## REPAIRS AND INSURANCE

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the buildings insurance premium.





## BUSINESS RATES

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £25,000 per annum for 2018/2019. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.



## ESTATE SERVICE CHARGE

An estate service charge will be levied in respect of the cleaning, lighting and maintenance of the common parts of the estate.

## EPC

**E 113**

A copy of the Certificate and Recommendation Report is available on request.



## CONTACTS



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Date: **August 2018**

File Ref: **12667HI**



## PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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