

OFFICES

TO LET



Priority Tec Park, Priority Park West, Hessle, Hull
HU13 9PB

#9653/2024B/K



BTG
Eddisons

PRIORY TEC PARK

PRIORY PARK WEST, HESSLE, HULL, HU13 9PB



Agreement

To Let



Detail

Offices



Rent

From £7,500 - £32,750 pax



Size

59.15 sq m to 254 sq m
(636 sq ft to 2,732 sq ft)



Location

Hull, HU13 9PB



Property ID

#9653/2024B/K

For Viewing & All Other Enquiries Please Contact:



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Surveyor

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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 property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 15	148.64	1,600
Unit 15A	59.15	636
Unit 15B	74.32	800
Unit 24 & 25	254	2,732
Unit 26	140.6	1,513
Unit 28	139	1,500
Unit 29	139	1,500
Unit 30	124	1,344
Unit 31C	44.96	484

Services

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

Energy Performance Certificate

Unit 15 - D
Unit 15A - C
Unit 15B - TBC
Unit 24 & 25 - C & D
Unit 26 - E
Unit 28 - C
Unit 29 - C
Unit 30 - C
Unit 31C - TBC

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 investigations with the Local Planning Authority.

Rates

Charging Authority: Hull City Council
Description: Office and Premises
Rateable Value:
Unit 15 - £12,500
Unit 15A - £7,500
Unit 15B - TBC
Unit 24 & 25 - £32,200
Unit 26 - £12,500
Unit 28 & 29 - £34,500
Unit 30 - £17,250
Unit 31C - TBC

[Estimate your business rates - GOV.UK](#)

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

Units 24 & 25, 28, 29 and 30 are available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Unit 15A is available **To Let** by way of a new Internal Repairing lease, for a term to be agreed.

Unit 26 is available **To Let** by way of a new Internal Repairing and Insuring lease, for a term to be agreed.

Rent

Unit 15 - £18,000 per annum exclusive

Unit 15A - £8,500 per annum exclusive

Unit 15B - £10,000 per annum exclusive

Unit 24 & 25 - £32,750 per annum exclusive

Unit 26 - LET

**Units 28 & 29 - Year 1 - £5 per sq ft
Year 2 - £30,000 per annum exclusive
Year 3 - £39,000 per annum exclusive**

Unit 30 - £19,500 per annum exclusive

Unit 31C - £8,000 per annum exclusive

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.

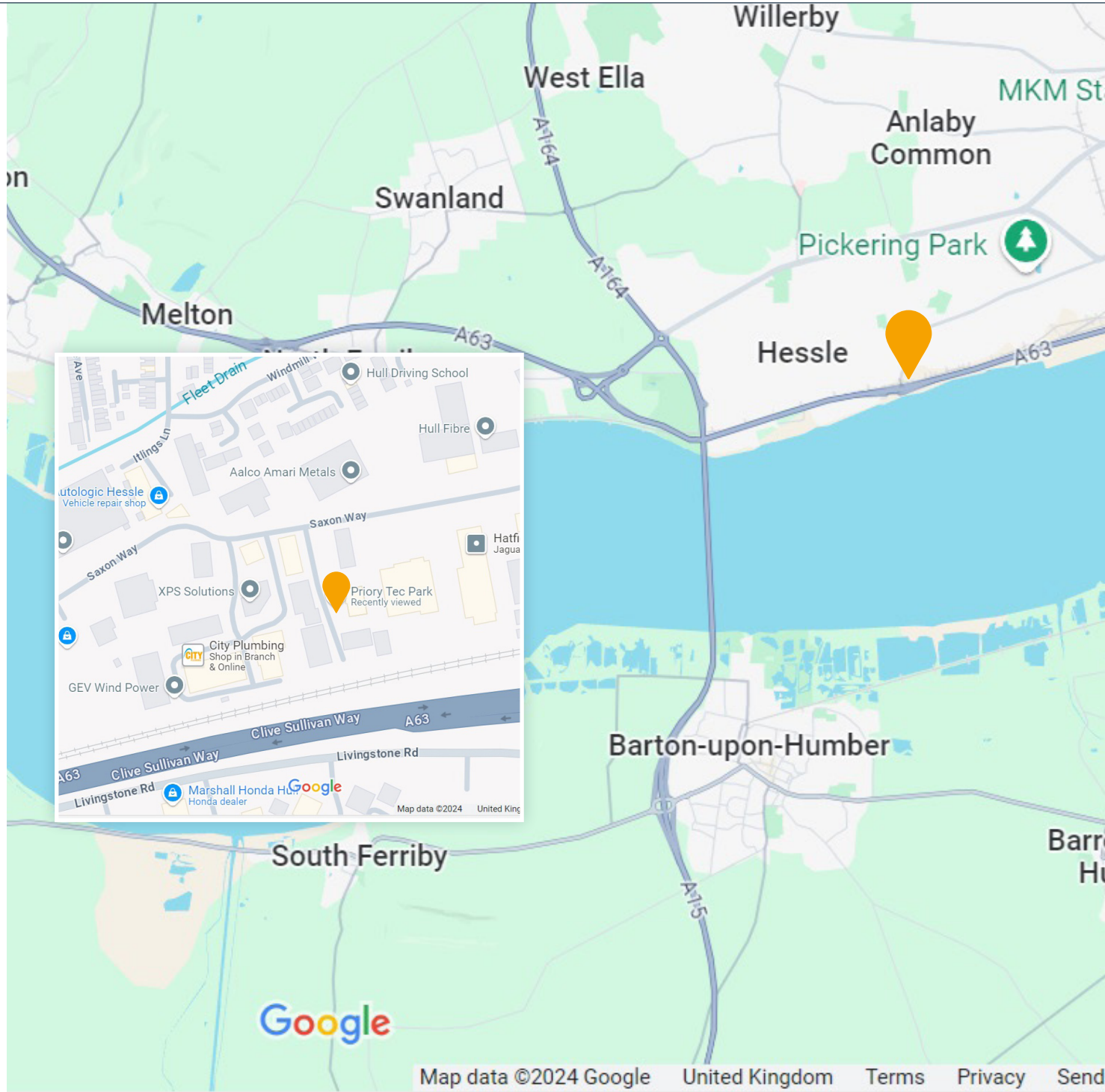
Legal Costs

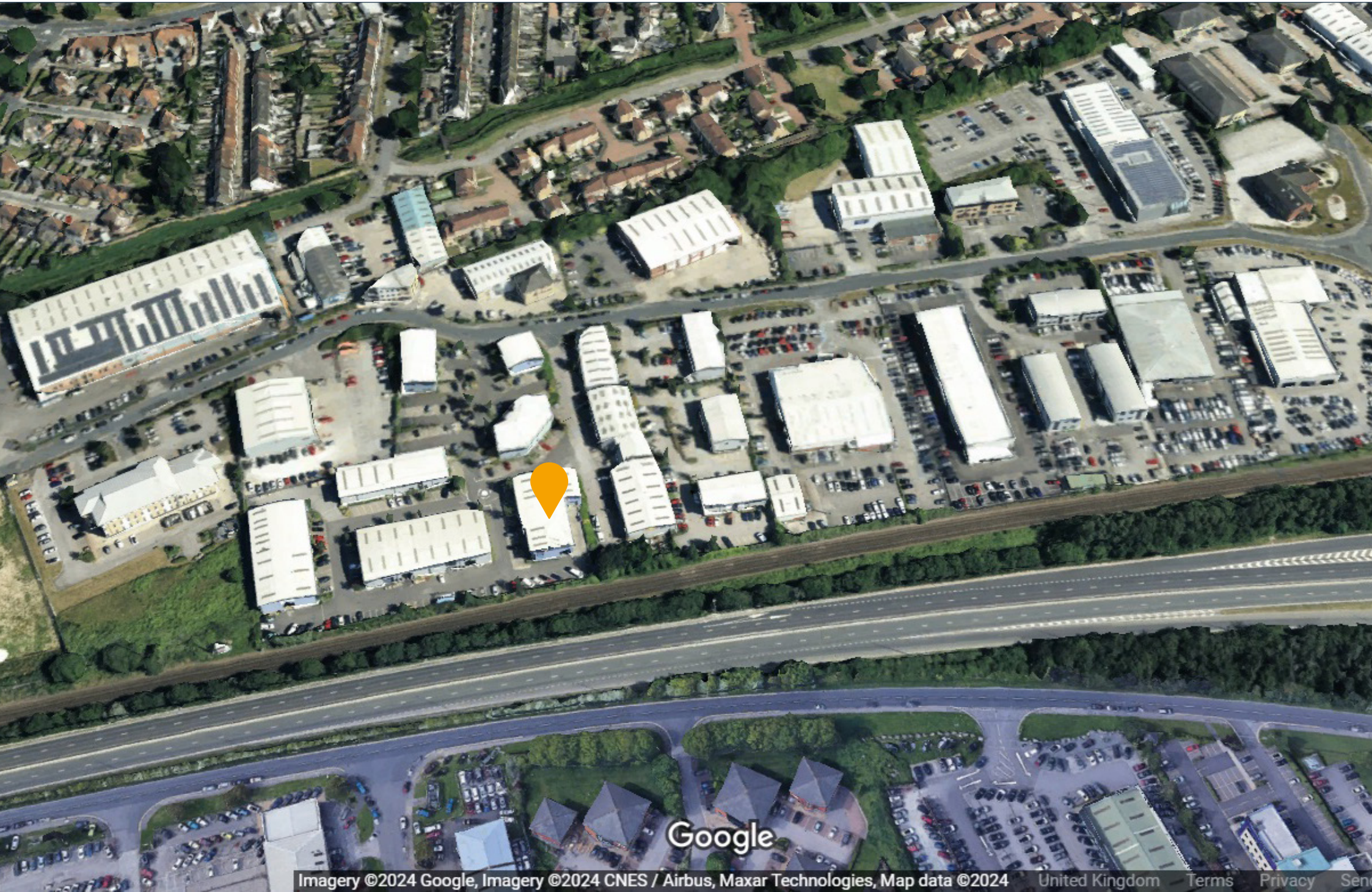
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

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 as being in close proximity to the Park and Ride and main line train station.





Google





