

GARNESS
JONES





Location

Kingston Upon Hull has a population of around 250,000 with a further 150,000 in the immediate surrounding suburbs. It is the principle City of the Humber region with Docks accommodating commercial and passenger facilities and accommodates a broad range of businesses and industry.

Dalton Street is situated approximately 2 miles north of Hull City Centre, situated off the A1033 which is a primary arterial route leading to the A63 with the Docks to the east, the City Centre, Humber Bridge and motorway network to the west.

Description

The property comprises of a site which was formerly used as a depot and located close to the Energy Works site on Cleveland Street. There are 5 principle buildings comprising of two 2 two storey office blocks, a steel portal frame building currently fitted out as canteen and staff facilities which when stripped out would return to an industrial unit, a stores building and small workshop. The site extends to 4.24 acres and as well as incorporating extensive storage land and car parking, accommodates the barrier controlled access to the Energy Works on Cleveland Street.

Accommodation

	SQ FT	SQ M
Building A	6,596	612.77
Building B	2,265	210.42
Building C	3,905	362.77
Building D	3,165	294.03
Building E	1,029	95.59

Service Charge

There is no service charge implemented on this property.

Services

We believe all mains services are connected to the property. Interested parties are advised to the make their own enquiries.

EPC Rating

An EPC is available upon request.

Business Rates - 2020/21

The premises currently do not have an assessment. For additional information please contact the Local Valuation Office or sole agent.

Terms

The property is available leasehold on full repairing and insuring terms for a term of years to be agreed at a commencing rent of £115,000 per annum with no VAT payable on the rent.

The freehold is available with vacant possession. Price on application.

Please contact sole agents for more information.

GARNESS JONES
CHARTERED SURVEYORS
 79 Beverley Road, Hull, HU3 1XR

