

Industrial

# Unit E | Acorn Industrial Estate – Strawberry Street

📍 Strawberry Street, HU9 1EN

COMING SOON

Unit E | 2,066 sq ft

Ideal starter unit available now

This unit is suitable for a wide range of uses, including storage and distribution, light manufacturing and leisure (subject to change of use). Benefitting from ample parking and good loading and circulation space, this unit is an ideal starter unit. Situated within an established industrial location, Acorn Industrial Estate provides modern industrial space.

Lease Type

New



## ✓ Unit Summary

- ☒ WC Facilities
- ☒ Starter Unit
- ☒ Storage Unit
- ☒ Flexible Space
- ☒ 24 Hour Access
- ☒ 3 Phase Power

## £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,912.50	£6.25
Rates	£3,829.80	£1.85
Maintenance Charge	£0.00	£0.00
Insurance	£217.02	£0.11
Total Cost	£16,959.32	£8.21

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/U002424](https://unit.info/U002424)

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## Location

Located in Hull, the estate sits within Yorkshire to the south east of York and east of Leeds. The estate is well located in terms of access to amenities being situated 1 mile to the east of Hull city centre. The site benefits from excellent road connections situated half a mile north of the A63 permitting direct access to the M62 and the A1(M) further west. The property is located 2 miles to the west of the Port of Hull, the UK's busiest port complex, which handles more than 12m tonnes and one million passengers every year.



### Road

The site has good road connections and is situated in close proximity to the A164 and the A63, permitting access to M62 and the A1(M) further west.



### Airport

Humberside Airport is 12 miles away and Leeds Bradford Airport is 54 miles away.



### Rail

The site has good road connections and is situated in close proximity to the A164 and the A63, permitting access to M62 and the A1(M) further west.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D

## Key Contacts



Industrials Asset Manager

**Elizabeth Harman**



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**Letting Agent: Industrials - Ruth Axall**

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