

INDUSTRIAL PREMISES TO LET

ON BEHALF OF HULL CITY COUNCIL

UNIT 16 BOULEVARD UNIT FACTORY ESTATE

BOULEVARD, HULL, EAST YORKSHIRE, HU3 4AY

agency and estates management:

- property agency
- planning consultancy
- land surveying
- rating and valuation
- estate management
- compulsory purchase
- rural management



£570 per month
(£6,840 per annum)

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- partnerships and joint ventures
- integrated design services
- surveying and maintenance
- management and consultancy
- agency and estates management

Location

Boulevard Unit Factory Estate comprises four blocks of accommodation, situated in which are 31 units. The estate is fully enclosed with steel palisade fencing and lockable gates.

The estate is situated on the west side of Boulevard, approximately 1.5 miles west of the City Centre. Situated adjacent to the A63 Clive Sullivan Way the estate benefits from excellent transport links to both the city centre and national motorway network beyond.

Description

The unit benefits from:

- 80m² (880ft²) of workshop and office space (approx).
- Reinforced concrete floors.
- Eaves height of 4m (minimum).
- 10% natural roof lighting.
- Sectional overhead roller shutter door and a separate personnel door.
- W.C. facilities.
- Water, electricity and gas supplies as well as a telephone line.

Planning

The property falls within Class B1 and B8 of the Use Classes Order 1987. Any interested parties should make their own enquiries to satisfy their planning requirements. The unit is not suitable for retail use.

Leasing terms

The unit is available TO LET on internal repairing and insuring terms at a rent of £6,840 per annum. Further details are available on application.

Rateable Value

The tenant will be responsible for the payment of business rates. The 2010 rateable value of this unit is £5,100. The current uniform business rate for 2016-2017 is 48.4 pence in the pound.

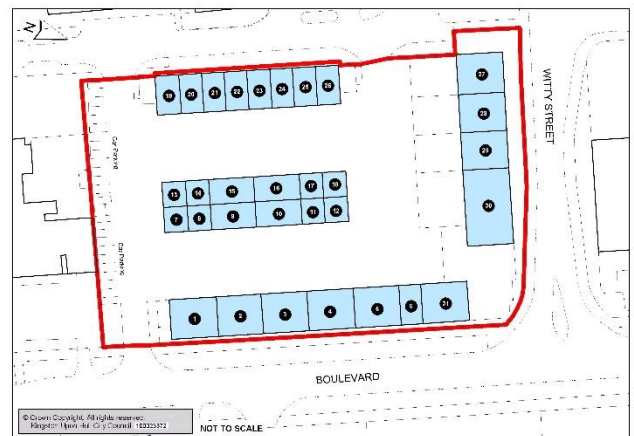
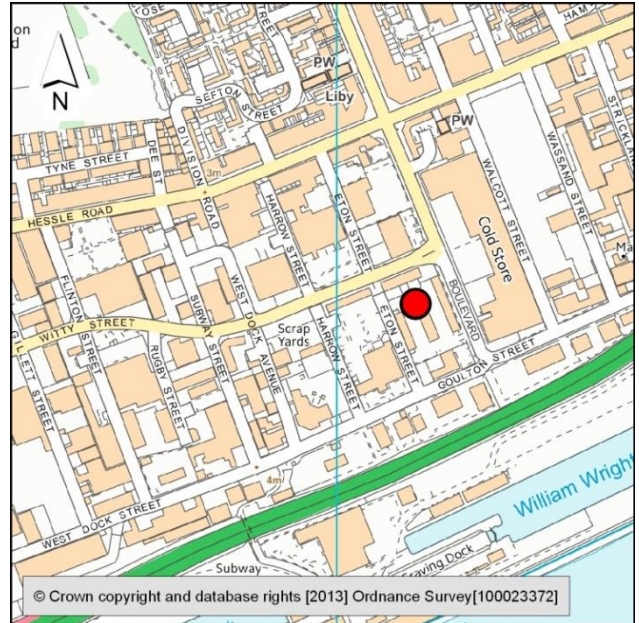
The occupier may be entitled to Small Business Rates Relief and should make further enquiries at www.voa.gov.uk.

Viewing

For further information or to arrange a viewing please contact NPS Humber Ltd on the details below.

Disclaimer

'NPS Group LTD, give notice that: i) These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser(s)/tenants but do not constitute part of an offer or contract. Prospective purchaser(s)/tenants should seek their own professional advice ii) All descriptions, dimensions, areas, references to condition and if necessary permission for use and occupation and their details are given in good faith and are believed to be correct but interested parties should not rely on them as a representation of statements of fact and must satisfy themselves as to their accuracy iii) No representative of NPS has any authority to make or give any representation or warranty to enter into any contract whatsoever in relation to the property iv) No responsibility will be accepted for any expense incurred by any intending purchaser(s)/tenants in relation to the property v) All prices and rentals quoted are exclusive of VAT.'



Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

90 This is how energy efficient the building is.