

TO LET



28 & 29, Priory Tec Park, Priory Park West, Hessele, HU13 9PB

- First floor offices
- Established business park location
- 139 sq m (1,500 sq ft) to 278 sq m (3,000 sq ft)
- Allocated car parking

Available on new lease: From £5 per sq ft pa exclusive

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**COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION**

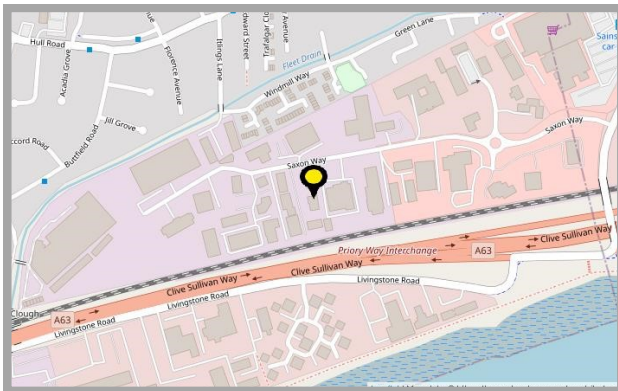


LOCATION

The premises are located at the heart of this popular Priory Tec Park development that occupies a strategic location just off the A63 dual carriageway, 5 miles to the west of Hull City Centre. Other nearby occupiers include Plumb Centre, City Plumbing, Royal Mail and a variety of car dealerships. Sainsburys and Aldi are located close by together with Village Hotel and Arco's national distribution centre.

The A63 provides arterial road access in to Hull city centre to the east and the M62 to the west. The Humber Bridge provides dual carriageway access to the south of the Humber. The Hull Park and Ride is a short distance away on Priory Park East.

Hull is the principal city within the Humber region having a population of some 280,000 with a wider catchment area. The city has a strong maritime heritage and much of the local economy is centred around the busy ports (passengers and freight) and logistics. There has been significant growth around the renewables sector and other major employers in the region include the food, engineering and pharmaceutical sectors.



DESCRIPTION

The available space comprises two first floor office suites which form part of a larger detached two storey office building.

It has painted plaster walls, carpeted floor, suspended ceilings and air conditioning, data networking points, tea point facilities, meeting room and staff / WC facilities.

Externally there are 17 allocated car parking spaces.

The accommodation is available as a whole or could be split in to two separate suites.



ACCOMMODATION

The property has been measured on a net internal basis.

Ground floor 139 sq m (1,500 sq ft)

First floor 139 sq m (1,500 sq ft)

Total NIA 278 sq m (3,000 sq ft)

TERMS The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years at an initial rent based on £5 per sq ft per annum exclusive rising to £10 (year 2) and £13 (year 3). A service charge is levied in respect of the repair, upkeep and maintenance of all common parts of the development.

OTHER INFORMATION

Local Authority: East Riding of Yorkshire Council.

Rateable Value: £27,000

EPC: The property has an Energy Performance Asset Rating of C.

Services: All mains services are connected to the property. Please note that the services have not been tested and prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: All rents quoted are exclusive of VAT. VAT is applicable to this transaction.

Code for Leasing Business Premises: It is intended that the lease will be prepared in accordance with the Code. A copy of the Code can be supplied on request.

Legal Costs: Each party will be responsible for their own legal costs incurred in documenting this transaction.



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