



INDUSTRIAL PREMISES TO LET

ON BEHALF OF HULL CITY COUNCIL

UNIT 18 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



£350 per month

(£4,200 per annum)

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

NPS Group, Earle House, Colonial Street, Hull, HU2 8JY
www.nps.co.uk

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:

- 40m² (430ft²) of workshop 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 £4,200 per annum. Further details are available on application.

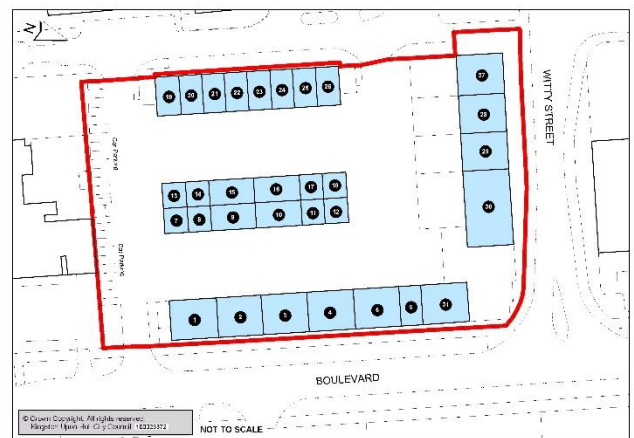
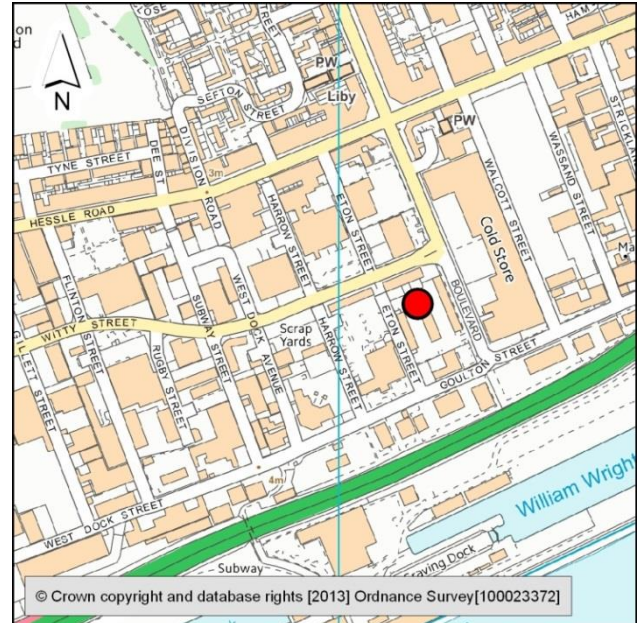
Rateable Value

The tenant will be responsible for the payment of business rates. The 2010 rateable value of this unit is £2,750. 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.



Energy Performance Certificate

Available upon Request

Disclaimer

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