

FOR SALE / TO LET

COOPER HOUSE & OAST HOUSE THE MALTINGS SILVESTER STREET HULL HU1 3HA

- Situated in Hull's Maltings development.
- From 1,746 sq.ft. to 19,818 sq.ft.
- Central heated & part air conditioned.
- Extensive on site car parking.
- Suitable for redevelopment, STP.



OFFICE

1,746 - 19,818 sq.ft. (162.20 - 1,841.09 sq.m.)

Price / Rent
Freehold Price on application

Leasehold On application

Enquiries

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**GARNESSE
JONES**

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Location

Hull is a thriving commercial centre benefitting from easy access to the surrounding area and wider region via the A63, M180 and M62 motorways. York and Leeds are within a 60 mile radius with direct rail links provided via the main railway service. Overlooking the centre of the unique Maltings office village development, Cooper House and Oast House occupy a highly prominent position within the heart of the complex. The Maltings is located in Hull City Centre, just a short walk from the main railway station, bus terminal and extensive City Centre amenities.

Description

The property comprises two office buildings with independent access, arranged on ground and 2 upper floors providing primarily open plan accommodation. Benefits include - Suspended ceilings; Recessed lighting; Central heating; Part air-conditioned; Passenger lift; Patrolled security and on-site CCTV; Male and female w/c facilities; Extensive car parking.

Accommodation

	SQ FT	SQ M
Oast House		
Ground Floor	1,746	162.2
First Floor	5,070	471
Second Floor	5,206	483.64
Cooper House		
Ground Floor	2,659	247.02
First Floor	2,553	237.17
Second Floor	2,584	240.05

Service Charge

There is no service charge implemented on this estate

Services

The premises are connected to mains drainage, water electricity and gas. It is advised that interested parties check the availability for their own purposes.

EPC Rating

Cooper House has an EPC rating of E.

Oast House has an EPC rating of C.

Business Rates - 2019/20

RATEABLE VALUE	RATES PAYABLE
£158,000	£77,894

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Terms

A new lease is available on effective full repairing and insuring terms.

The freehold is available with vacant possession, price on application.

For further information please contact Garness Jones or our joint agents, Knight Frank, Mr. Eamonn Fox, 0113 246 1533; eamonn.fox@knightfrank.com

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