



Sanderson
Weatherall

To Let

First Floor Office

65.6 sq m (706 sq ft)

▶ **Unit 15B,
Priory Tec Park
Hessle, HU13 9PB**



Key points

- ▶ Well presented first floor offices
- ▶ Established business park location
- ▶ Easy access to A63
- ▶ Two allocated car parking spaces

Description

The available space forms part of a larger mid terraced tow storey office building. The buiding is of a modern design with profile sheet clad elevations and powder coated metal framed window and external door frames. There is a shared entrance lobby and first floor landing with the tenants of 15A.

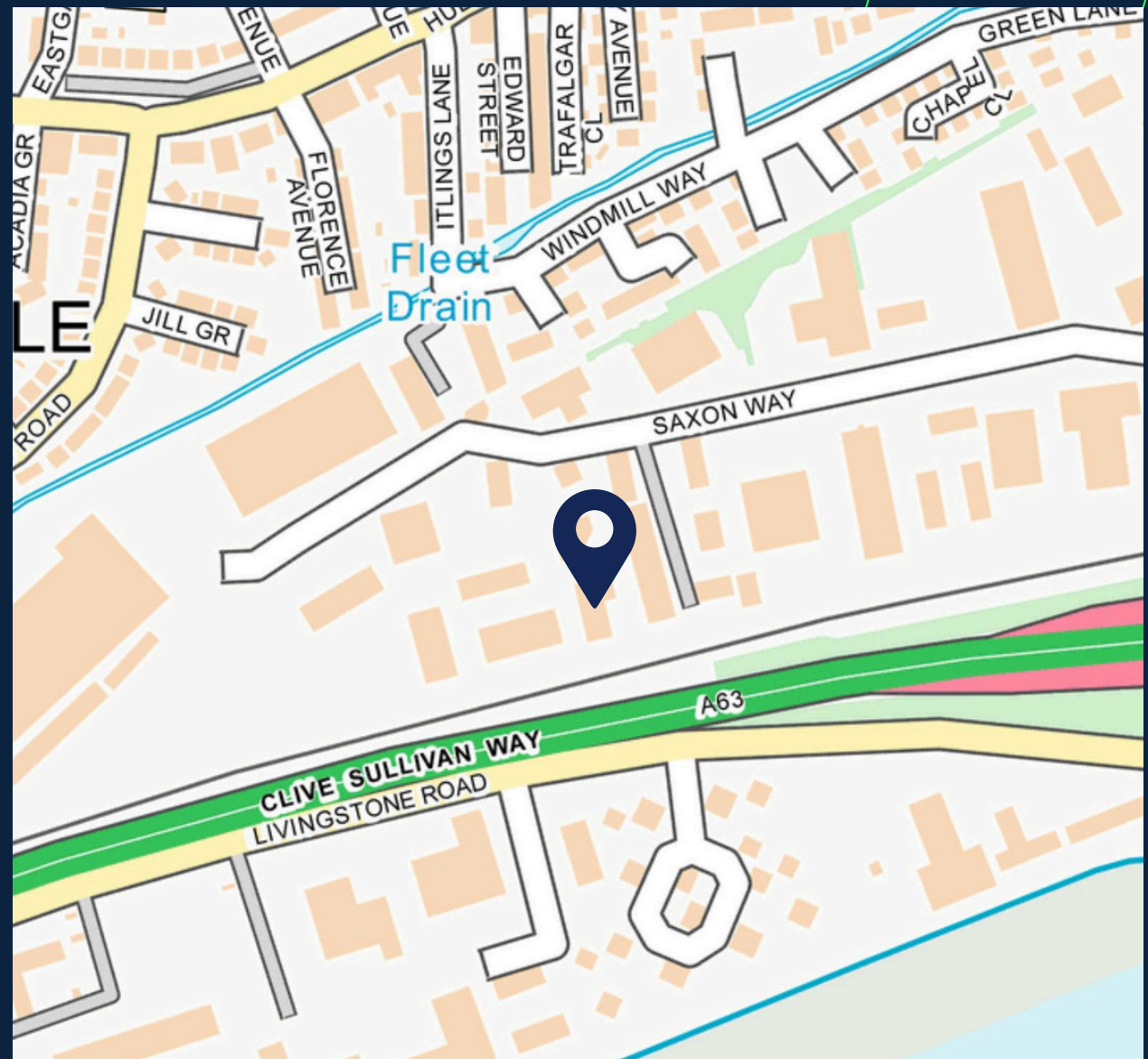


Location

The premises are located at the heart of the popular Priory Tec Park development, off Saxon Way, occupying a strategic location adjacent to the A63 dual carriageway, approx. 5 miles to the west of Hull city centre and also in close proximity to the Humber Bridge and the M62.

This is a well established business park location being home to a number of office occupiers, trade counters and light industrial users.

The Hull Park and Ride is a short distance away on Priory Park East.



Accommodation

The available space has painted plaster walls, carpeted floor, suspended ceiling, gas fired central heating, tea station and partitioned managers office / meeting room.

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Rateable Value

The property is shown in the Rating List as office and premises with a Rateable Value of £8,200. Small Business Rate Relief may be available.

Tenure & Terms

The offices are available on a new lease on an internal repairing basis at a rent of £10,000 per annum exclusive.

The length of lease by negotiation, subject to a minimum lease term of three years.

VAT

The property is elected for VAT purposes and VAT will be charged on the rent and service charge.

EPC

TBC

Service Charge

In addition to the rent the tenant will pay a service charge to reimburse the landlord the cost of heating, water, repairs and maintenance of common parts, external repairs, buildings insurance and grounds maintenance. Full details on request.

Electricity is via a landlords supply and will be recharged based on sub-metered readings.



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Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

▶ **Carl Bradley**
07971 875863
carl.bradley@sw.co.uk

▶ **Humber Office**
01482 645522



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