

# UNIT 27 STONEFERRY PARK, FOSTER STREET, HULL, HU8 8BT

**INDUSTRIAL TO LET 929 sq m (10,000 sq ft)**



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## LOCATION

The unit is located on Stoneferry Park industrial estate, approximately one mile north of Kingston Upon Hull City Centre. The area is a well-established industrial area and is accessed from Stoneferry Road via Foster Street.

Road communication links to this part of the city are excellent within the city's inner ring road connecting with Clive Sullivan Way, the docks, the M62 and the national motorway network.



## DESCRIPTION

The unit is constructed using a steel portal frame, with brick and block walls to approximately 2m and thereafter cladding profile insulated sheet metal. The unit has an eaves height of approximately 6m and is serviced by electrically operated sectional up and over doors. The unit benefits from high quality office fit out, including toilets and staff facilities. The unit benefits from 3 phase electricity, mains gas, and is fitted out with sodium high bay lighting. Externally, there is a fully fenced enclosed service yard/car park.

## SUMMARY

- Semi detached industrial unit 929 sq m (10,000 sq ft) approx
- Large fenced, gated service yard
- 6m eaves height
- Immediate availability
- Quality office fit out
- All main services

## ACCOMMODATION

The accommodation briefly comprises (all areas and dimensions are approximate) and are measured on a gross internal basis:

	Sq m	Sq ft
<b>Unit 27</b>	929	10,000

## TERMS

The property is available to let on the following terms and conditions.

## RENT

The commencing rent is £50,000 per annum, exclusive of VAT, business rates and all other outgoings payable quarterly in advance by bank standing order.

## LEASE TERM

Available to let on a new 10 year lease on FRI terms

## REPAIRS AND INSURANCE

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable thereto

## BUSINESS RATES

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal the properties have a draft estimated rateable value for 2017/18 of £38,500. Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

## SERVICE CHARGE

A service charge is levied in respect of the cleaning/maintenance and general upkeep of the common areas of the estate.

## SERVICES

Mains water, gas, drainage and 3 phase electricity are all available to the property.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

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## CONTACTS



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### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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