

First Floor, 4 Earls Court

Henry Boot Way, Priory Park East, Hull, HU4 7DY

TO LET £46,500 PA

Property Features:

- 359.2 sq m (3,867 sq ft) entire first floor
- Located adjacent to Arco Distribution Centre and close to the Village Inn and Leisure Centre
- Occupiers on Earls Court already include Reflex Data Systems, Hamers Solicitors, Shield Security and the NHS
- 15 private car parking spaces
- Well fitted out offices including air conditioning, central heating, fitted lighting, carpeting and alarm system
- Lift served and electronic door control entry system
- Available on short or longer term



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Location

Priory Park is located approximately 4.5 miles west of Hull city centre and is now recognised as one of the region's premier business park settings.

Road accessibility to the area is excellent, with Priory Park adjacent to the A63 dual carriageway which gives immediate access into the city centre and easy connections to the M62 and M18.

Occupiers in this area are able to take full advantage of the excellent support facilities nearby including Sainsburys supermarket, Aldi, DeVere Village Hotel/Leisure Club and Hull's main park and ride facility.

Description

The property comprises a semi detached two storey purpose built office building, forming part of the Earls Court development with this particular space comprising the entire first floor of Unit 4.

The offices have the benefit of a shared electronically controlled ground floor entrance with lift access to the first floor.

Internally, the office suite has been recently refurbished to a high standard and includes full carpeting, fitted blinds, recessed LED lighting, opened planned office and has air conditioning as well as gas fired central heating.

A large kitchen and the usual WC facilities have been provided and the offices have an excellent level of natural light.

Private car parking is allocated with the offices with a total 15 spaces available within a dedicated car park which adjoins the building.

Accommodation

The accommodation measured on a gross internal area basis briefly comprises.

First Floor

359.24 sq m (3,867 sq ft) approx

Externally

15 dedicated car parking spaces

Terms

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

Rent

The current payable on the premises is **£46,500 per annum**, exclusive of rates, VAT and all outgoings which is payable quarterly in advance by bankers order.

Lease Term

By negotiation.

Rates

The tenant is responsible for the payment of rates. Verbal enquiries with the local authority reveal the premises currently have a rateable value of £49,750. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether transitional relief is still applicable to the property, or if the rateable value is under appeal.

Repairs and Insurance

The tenant is responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable thereto.

Service Charge

The tenant is responsible for the payment of a fair proportion of the landlord's expenses incurred in respect of the maintenance of the estate road and security of the estate, as well as the exterior and common parts of the building. Service charge details are also available from the agents.

VAT

We are advised that the property is registered for VAT and this is charged on all payments made to the landlord.

Legal Costs

The tenant is responsible for the payment of the landlord's reasonable legal costs incurred in this transaction and any Stamp Duty payable thereon.

Energy Performance Certificate (EPC)

The property has an EPC rating of C.A copy of the Certificate and Recommendation Report is available on request.

Property misrepresentation, misdescription & financial services acts

Stoneferry Estates Ltd for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) Stoneferry Estates Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of Stoneferry Estates Ltd has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT.