

Unit 10, Marfleet Environmental Industries Park

Hedon Road, Hull, HU9 5LW

TO LET FROM £150,000 PA

Property Features:

- New build offices
- 2,787 sq m (30,000 sq ft)
- High quality fit out
- Highly visible location with direct access on to Hedon Road
- Easy access to Alexander Dock, city centre and national motorway network
- Excellent onsite car park provision



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Location

The property is situated on the north side of Hedon Road adjacent to King George and Queen Elizabeth docks approximately 3 miles East of Hull City Centre.

Road communication links to the area are excellent with Hedon Road providing easy access across the city to the M62, M18 and the motorway network.

Description

The building is constructed on a steel portal frame with profile insulated sheet metal to walls and roof. The building benefits from an eaves height of 8m and has had solar panels installed to the roof. The property has a private self enclosed service yard and car park and forms part of the successful Marfleet Environmental Industries Park on Hedon Road.

Accommodation

The offices are measured on a net internal basis and have the following areas;

Unit 7

2,787 sq m (30,000 sq ft)

Summary

- 30,000 sq ft of new industrial space
- 8 m to eaves
- The site has direct access onto Hedon Road
- Solar panels to roof
- Immediate availability

Terms

The suites are available to let on the following terms. Further details are available from the sole agents.

For Sale:

Price on application.

Rent:

The rent is £150,000 pa exclusive of Vat, business rates and all other out goings and is payable quarterly by bank standing order.

Lease Terms

A new lease is available, further details are available from the sole agent.

VAT

The site is VAT registered.

Energy Performance Certificate (EPC)

The property has an EPC rating of A25. A copy of the Certificate and Recommendation Report is available on request.

Services

All mains services are available.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £87,000 for 2020/2021.

Solar

The unit will have the benefit of solar panels to the roof which will generate discounted electricity and also provide an additional benefit from the feeding tariff. Further details are available from the sole agents.

Property misrepresentation, misdescription & financial services acts

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