

TO LET

NORTH ANCHOR UNIT

THE DEEP BUSINESS CENTRE, TOWER STREET, HULL,
EAST RIDING OF YORKSHIRE, HU1 4DP



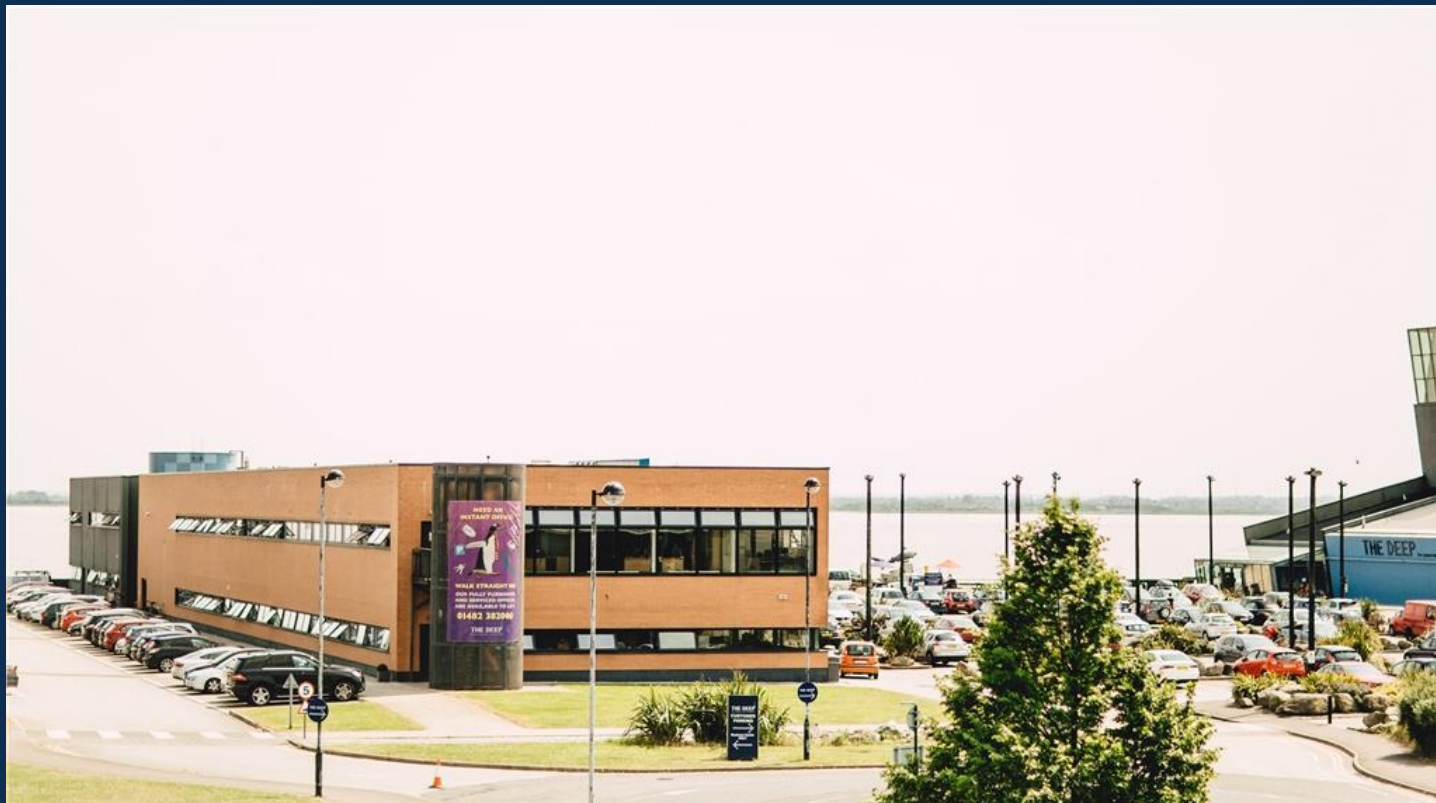
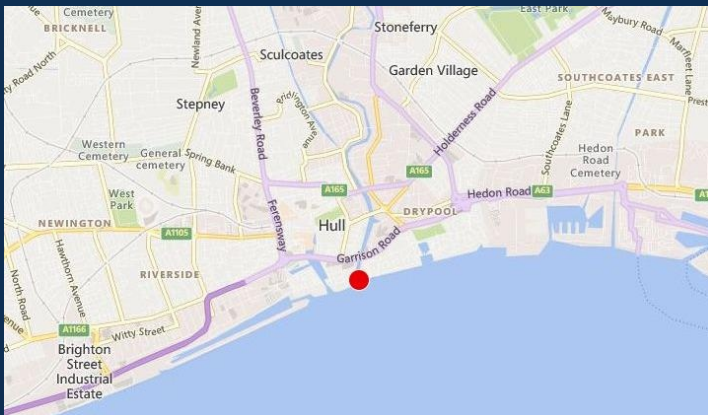
Rent - £24,000 - £42,000 per annum

OFFICE

2,000 - 3,500 sq.ft. (185.8 - 325.15 sq.m.)

Property Features

- Modern suite available.
- Available on a new lease.
- Benefit of utilising The Deep services including boardroom and coffee lounge.
- Extensive on site parking available.
- Good connectivity to city centre, docks, A63 and motorway networks.



Enquiries

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Location

The Deep Business Centre is situated adjacent to the internationally renowned aquarium tourist attraction, it is within walking distance of the heart of the Hull City Centre and Fruit Market. The location also benefits from immediate access to the A63 with supplier direct links to the docks to the east and motorway networks to the west. Within the city centre itself there is a main rail interchange, bus terminal and shopping district as well as leisure and entertainment outlets. The location also benefits from superb aspects out to the Humber Estuary.

Description

The North Anchor Suite provides accommodation from 2,000 SqFt to 3,500 SqFt which is available for immediate occupation. The offices benefit from gas central heating, air conditioning, suspended ceiling with LED lighting, category 5 cabling and carpeted throughout. The premises benefit from having access to The Deep Business Centre's conference facilities, café facilities as well as extensive car parking.

Accommodation

	sq.ft.	sq.m.
Option 1	2,000	185.8
Option 2	2,500	232.25
Option 3	3,500	325.15

Service Charge

The service charge is running at £5 per SqFt that including heating & lighting.

EPC Rating



Services

All mains services are connected to the business centre. Applicants are advised to make their own independent enquiries to satisfy their own business needs.

Business Rates - 2023/24

The business rates will need to be reassessed.

Terms

Option 1 2,000 SqFt £24,000 per annum
Option 2 3,000 Sq ft £36,000 per annum
Option 3 3,500 SqFt £42,000 per annum

A new lease is available is on effective full repairing insuring terms via service charge.



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