

TO LET

AXIDA HOUSE

PRESTON ROAD, HULL, EAST RIDING OF YORKSHIRE,
HU9 5HH



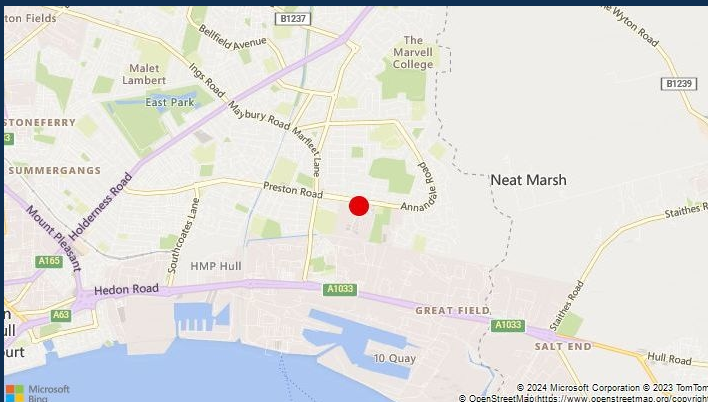
Rent - £32,000 per annum

OFFICE

3,900 sq.ft. (362.31 sq.m.)

Property Features

- Good specification office, To Let by way of assignment.
- Lease expires on 21st January 2025.
- Benefiting from 30 car parking spaces within a secured site.
- In close proximity to Hull Docks/Freeport and Saltend Chemical Park.
- Suitable for Class E Use, alternative to office such as restaurant, children's nursery, medical centre, financial services.



Enquiries

Paul White
DDI 01482 312366
paul.white@garnessjones.co.uk

Josh Darley
DDI 01482 296699
josh.darley@garnessjones.co.uk



Location

The property is located on Preston Road approximately 5 miles to the east of Kingston Upon Hull. The premises benefit from having good access ability to Hull Docks/Freeport and Saltend Chemical Park via Marfleet Lane. Along from the property on Preston Road is Aldi Supermarket, Craven Park Enterprise Centre and Craven Park Stadium.

Description

The property comprises of a self-contained office which is under a pitched concrete tiled roof with PVC double glazed windows that benefit from security shutters. The site benefits from perimeter fencing and includes car parking spaces for up to 30 cars. Internally the offices have been fitted to a good specification with suspended ceiling, LED lighting, perimeter trunking for data cabling, air conditioning and gas central heating. The ground floor is predominantly open plan with boardroom, separate glass partitioned managers office, ladies & gents WC facilities and storage. The first floor benefits from separate meeting room, open plan office with kitchen and ladies & gents WC facilities.

Accommodation

	sq.ft.	sq.m.
Ground Floor - offices	2,853	265.04
Ground Floor - kitchen	184	17.09
Ground Floor - stores	214	19.88
First Floor - offices	649	60.29

Service Charge

There is no service charge implemented on this property.

EPC Rating



Services

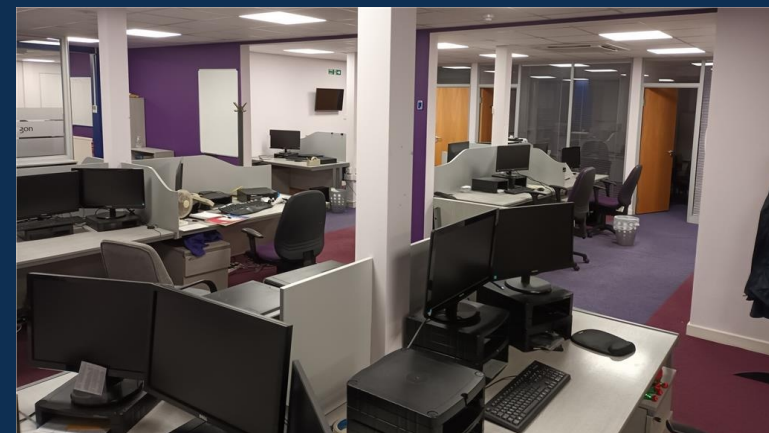
We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Business Rates - 2023/24

RATEABLE VALUE	RATES PAYABLE
£16,500	£9,231.50

Terms

The premises are to be let by way of assignment/sub-letting with a rent passing of £32,000 per annum with the lease due to expire on 21st January 2025.



01482 564564

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