

# FOR SALE

## UNIT 1

STAITHES ROAD, PRESTON, HULL, EAST YORKSHIRE,  
HU12 8TH



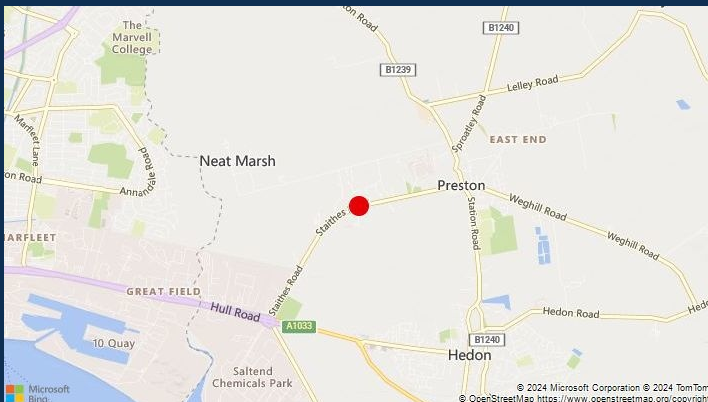
Price - £360,000

INDUSTRIAL

7,327 sq.ft. (680.68 sq.m.)

### Property Features

- Freehold warehouse with offices and staff amenities
- Good external yard areas
- Modern office finish
- Good road connections and easy access to the ports of Hull
- Immediate availability



Enquiries

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## Location

The premises is situated off Staithes Road which itself is accessed from the A1033 / Hedon Road which provides excellent cross links in Hull and easy access to the A63 and M62 wider motorway network. The premises also has good road connections to villages along the east coast. The premises has a rural feel with the benefit of these excellent road connections. The ports of Hull are a short drive.

## Description

The premises comprise of an industrial warehouse with offices and amenity facilities set in a rural location close to Hedon Road Hull. The main section of the property is constructed around a steel frame truss with full height brick / block infill with a pitched roof covered with insulated profile sheet cladding. The remainder of the premises sit under mono pitch roofs again covered in insulated profile sheet cladding. There is sliding access door 3.09m (h) x 3.56m (w) which acts as the main entrance to the warehouse. This in turn leads to a side yard area suitable for loading and unloading over overflow parking.

The offices at both ground and first floor level have been finished to a high standard to include plastered and painted wall surfaces, carpet tile flooring, suspended ceilings and wall mounted cable trunking. Windows and doors throughout are UPVC double glazed.

Externally the property is accessed along a shared road and benefits from a large yard area part of which has a steel portal frame erected on it and housing four 40ft containers.

Fixtures, fittings and equipment deemed surplus to the vendor can be purchased via separate negotiations.

## Accommodation

	sq.ft.	sq.m.
Warehouse	4,345	403.65
Ground floor offices	2,129	197.78
First floor offices	853	79.24
Total	7,327	680.68

## Service Charge

We understand the occupier will have to contribute towards the repairs and maintenance of the common access road. Further details from agent.

## EPC Rating

A copy of the EPC is available on request.



## Services

We understand the premises are connected to mains electric, gas and water. We understand drainage is via a septic tank. Interested parties are advised to make their own independent enquiries.

## Local Authority

East Riding of Yorkshire

## Business Rates - 2024/25

We understand the property currently has multiple rating assessments. Please contact agent for more information.

## Terms

The premises are available to purchase freehold with vacant possession at an asking price of £360,000.



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