



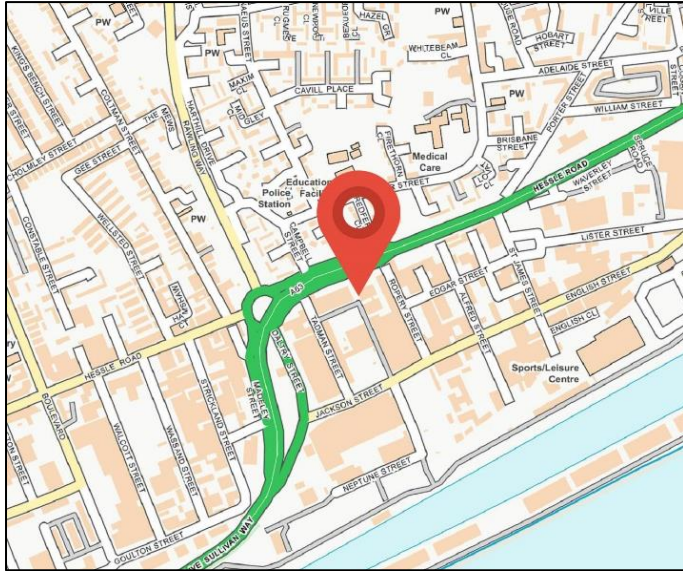
5 Graybine Court, Tadman Street, Hull
HU3 2BG
Industrial To Let 140.91 sq m (1,516 sq ft)



Location

Tadman Street is situated on the south side of Hessle Road with a direct frontage to the Daltry Street flyover less than 1 mile from the heart of Hull City Centre.

Road links to the area are excellent with the building having easy access to the A63 which provides dual carriageway links from the city centre to the M62 motorway.



Description

The building comprises part of the Graybine Court complex which is a mixture of office and trade counter users.

Unit 5 provides a combination of offices and storage/workshop facility. The offices are well decorated and benefit from the usual staff facilities including kitchen & WC. The workshop is predominantly open plan with a roller shutter door providing vehicular access.

Summary

- 140.91 sq m (1,516 sq ft) approx
- Prominent location
- Superb road access
- Inbuilt offices
- Dedicated onsite car parking

Accommodation

The accommodation measured on a Net Internal Area basis briefly comprises:

	Sq m	Sq ft
Unit 5	140.91	1,516

Terms

The offices are available to rent on the following terms and conditions.

Rent

The commencing rental on the offices will be £12,000 per annum exclusive of rates, VAT and all outgoings payable quarterly in advance by Bankers Order.

Lease Terms

By negotiation subject to a minimum 3 year term.

Repairs and Insurance

The Tenant will be 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 will be responsible for the payment of a fair proportion of the landlords expenses incurred in respect of the repair/maintenance of the common parts of the estate.

Business Rates

The Tenant will be responsible for the payment of business rates. Verbal/Internet enquiries with the Local Authority reveal that the property has a currently rateable value/2023 rating list assessment of £7,000. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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