





Rotterdam Business Park, Rotterdam Road, Hull, HU7 0AN

 Industrial
 1,615 sq ft to 11,951 sq ft

**For Sale
To Let**



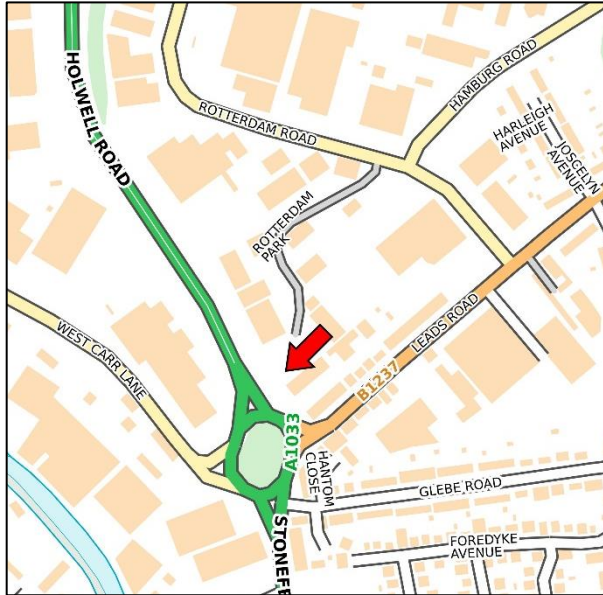
PPH

 01482 648888
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Location

The site is situated off Rotterdam Park, Sutton Fields Industrial Estate and benefits from a prominent location fronting onto the A1033/ Holwell Road.

The site is approximately 4.5 miles north of Hull City Centre and benefits from excellent transport links including access to the ports of Hull and wider motorway networks via the A63 and M62.



Description

The buildings comprise two newly constructed steel portal framed industrial units which are clad in composite cladding to all elevations and roof, benefitting from translucent sky lighting.

Internally, the units offer primarily clear span accommodation, concrete flooring, UPVC window units and insulated overhead sectional access shutters.

Externally, the buildings offer demised car parking and servicing facilities, together with having dedicated signage and lighting.

Summary

- New build industrial units 150 sq m to 1,110 sq m (1,615 sq ft to 11,951 sq ft)
- Well established industrial location
- For sale/to let
- Available immediately

Accommodation

The accommodation has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice and briefly comprises:

	Sq m	Sq ft
12A	150	1,615
12B	150	1,615
12C	150	1,615
12D	150	1,615
12E	150	1,615
Total	750	8,075
14A	120	1,292
14B	120	1,292
14C	120	1,292
Total	360	3,876

Terms

The property is available For Sale/To Let on the following terms and conditions.

Tenure

The property will be conveyed leasehold with a new 999 year ground lease being granted upon completion of the sale.

For Sale

£135 per sq ft plus VAT

Rent

Rent will be based on £10 per sq ft. Rents are exclusive of VAT and all other outgoings and payable quarterly in advance by standing order.

Lease Term

By negotiation, subject to a minimum of a 5 year term.

Business Rates

The property will require assessment for Business Rates purposes.

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium thereto.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the common parts of the Estate.

VAT

We understand that the property is registered for VAT.

EPC

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

TBC



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