

First and Third Floor Stonefield House, King Edward Street, Hull HU1 3SS

Offices
304.8 sq m (3,281 sq ft)

To Let

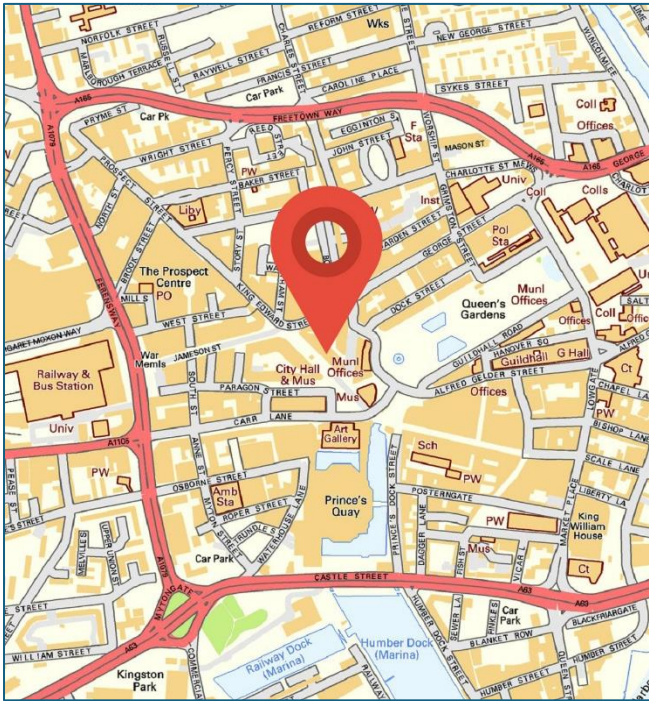


PPH

01482 648888
pph-commercial.co.uk

Location

Stonefield House is situated in a prominent location on the north side of King Edward Street, with main links to Jameson Street and Saville Street in the heart of Hull City centre. The property is located within the main pedestrianised area of the city centre which connects to Princess Quay Shopping Centre and St Stephens Shopping Centre at either end of the pedestrian walkway. Occupiers are able to take full advantage of all the retail business and leisure facilities in the area as everything is within close proximity to Stonefield House.



Description

Stonefield House is a prominent 4-storey building, with these offices comprising the 3 upper floors. There is a private way of access to the offices which is controlled electronically facing King Edward Street. The office has lift access to each floor.

Summary

- Central city location
- Private ground floor entrance with lift access to each floor
- Easy access to main retail and transport links

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
First Floor	304.8	3,281
Third Floor	304.8	3,281

Terms

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

Rent

Rent on application.

Lease Term

By negotiation.

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, plus a fair proportion of Landlord's costs in respect of the repair/maintenance of any common areas. The Landlord insures the building only of which the premises form part and the Tenant is responsible for reimbursing the insurance premium applicable thereto.

VAT

The property is registered for VAT.

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 exterior of the property, cleaning, lighting and heating of any common

areas and management of the same, including rent collection. Further details of the service charge are available from the Agents.

Business Rates

The Tenant will be responsible for the payment of business rates. Verbal/Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value/2023 rating list assessment of first floor £10,500 & Third Floor £10,000, which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

EPC

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

1st D88

3rd E101



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