

Hull East – Cleveland Street

1 Waterloo Trade Park, 81 Cleveland Street, Hull, HU8 7AU

DORIC

FOR LEASE **£35,000 PAX**

PROPERTY ID: IA38

Recently Refurbished high specification industrial unit.

Suitable for general industrial uses including trade sales.

Forms part of a prominently located established trade sales business park.

Direct roadside frontage.

460 SM (4,950 SF) inc. ancillary.

Allocated car parking & communal enclosed yard.



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Location & Description

The property is located 0.5 miles north of Hull City Centre occupying a prominent position on the west side of Cleveland Street (A1165) a busy main thoroughfare. The property forms part of Waterloo Trade Park a popular trade sales location with the Park having been subject to a significant scheme of redevelopment and refurbishment within recent years.

The unit is built to provide clear span accommodation to a ridge and eaves height of c. 6m and c. 4.8m respectively. Construction is recently refurbished to a modern specification that includes composite elevations and roof panels providing excellent thermal and low energy qualities. Internal fit-out includes ancillary accommodation. Energy saving LED lighting is installed throughout.

Accommodation	SM	SF
Workshop	460	4,950
Including Ancillary	c.12	c.130
Total	460	4,950

Rent (STC)

For Lease - £35,000 per annum exclusive based on Full Repairing & Insuring (FRI) commercial lease terms.

Business Rates

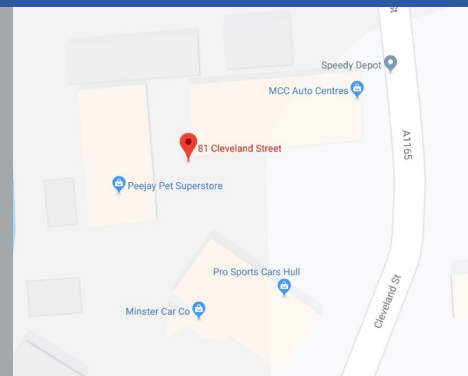
£20,500 / LA Ref: 10210162008123T - effective April 2023.

Energy Performance Certificate: C

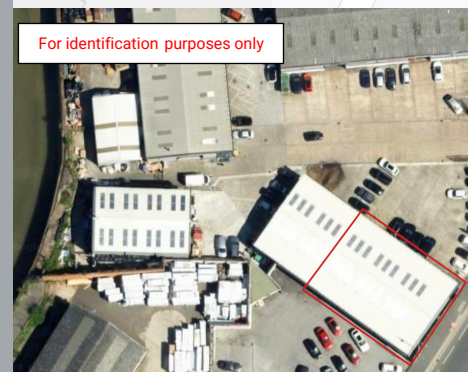
Legal Costs

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

Location



Aerial View



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