

DORIC

FOR LEASE £21,000 PAX

PROPERTY ID: IA41

Recently built detached high specification industrial unit.

Suitable for general industrial uses including trade sales

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

Park main road frontage.

265 SM (2,850 SF) inc. offices

Allocated car parking & communal enclosed yard.

12 Ash Grove, Willerby, Hull HU10 6JH





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Hull East - Cleveland Street

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

Location & Description

The property is located 0.5 miles north of the 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 5.5m respectively. Construction is recently built to a modern specification that includes composite clad elevations and roof panels providing excellent thermal and low energy qualities. Internal fit-out includes a number of private offices in addition to staff facilities and WC. Energy saving LED lighting is installed throughout.

Accommodation	SM	SF
Workshop	265	2,850
Including Private Offices	c.60	c.645
Total	265	2,850

Rent (STC)

For Lease - £21,000 per annum exclusive based on Full Repairing & Insuring (FRI) commercial lease terms.

Business Rates

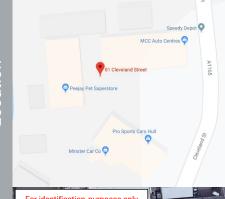
£13,500 / L A Ref: 10210162006103 / Effective April 2023. Subject to company status the property may be eligible for 100% Small Business Rate Relief. Please call for further details.

Energy Performance Certificate: TBC

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.

DORIC



Aerial View



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