

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

# 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.

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## 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
<b>Total</b>	<b>265</b>	<b>2,850</b>

## 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.

Location



Aerial View



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