

# Hull East – Cleveland Street

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

# DORIC

FOR LEASE **£18,500 PAX**

PROPERTY ID: IA42

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, with main road visibility.

242 SM (2,600 SF) inc. offices / trade sales of c. 74 SM (800 SF).

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 4.8m respectively. Construction is recently refurbished 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	242	2,600
Including Private Offices	c.74	c.800
<b>Total</b>	<b>242</b>	<b>2,600</b>

## Rent (STC)

For Lease - £18,500 per annum exclusive based on Full Repairing & Insuring (FRI) commercial lease terms.

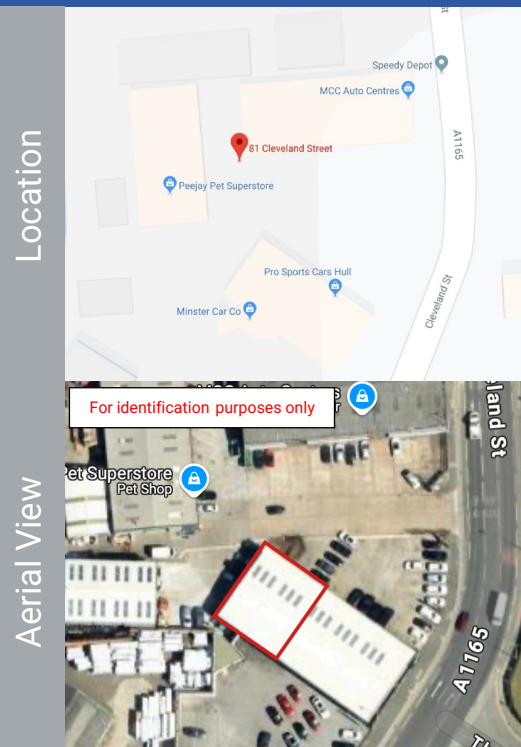
## Business Rates

£13,500 / L A Ref: 10210162008124 / Effective April 2023. Subject to company status the property may be eligible for Small Business Rate Relief. Please call for further details.

## Energy Performance Certificate: TBC

## Legal Costs

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



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