



TO LET

UNIT F3, ROTTERDAM PARK, HULL, HU7 0XD

/// hops.vibe.play





Modern workshop / warehouse unit

**Located just off Rotterdam Road, forming part of
Sutton Fields Industrial Estate**

Yard and parking

Available on new lease, summer 2024

£26,000 per annum exclusive

LOCATION

The property is situated within Rotterdam Park which is a modern development of similar industrial, warehouse and trade counter units situated just off Rotterdam Road and forming part of the Sutton Fields Industrial Estate. Other occupiers in the immediate vicinity include Jewsons, Brandon Tool Hire and Beerhouse Self Drive Hire.

Sutton Fields is Hull's largest and probably best known industrial estate situated less than 5 miles north of Hull city centre and also benefiting from easy access to the docks and other industrial areas.

DESCRIPTION

The property comprises and semi-detached modern workshop / warehouse unit.

The unit itself is of steel portal frame construction having brick and blockwork walls to a height of 2.5 meters with insulated profile sheet cladding above and to the roof. The roof has a series of translucent panels offering good levels of natural light. There is a full height folding shutter access door, together with a personnel access door and a series of windows across the front elevation should a future tenant wish require to fit out their own internal offices. There is a WC in one corner of the unit.

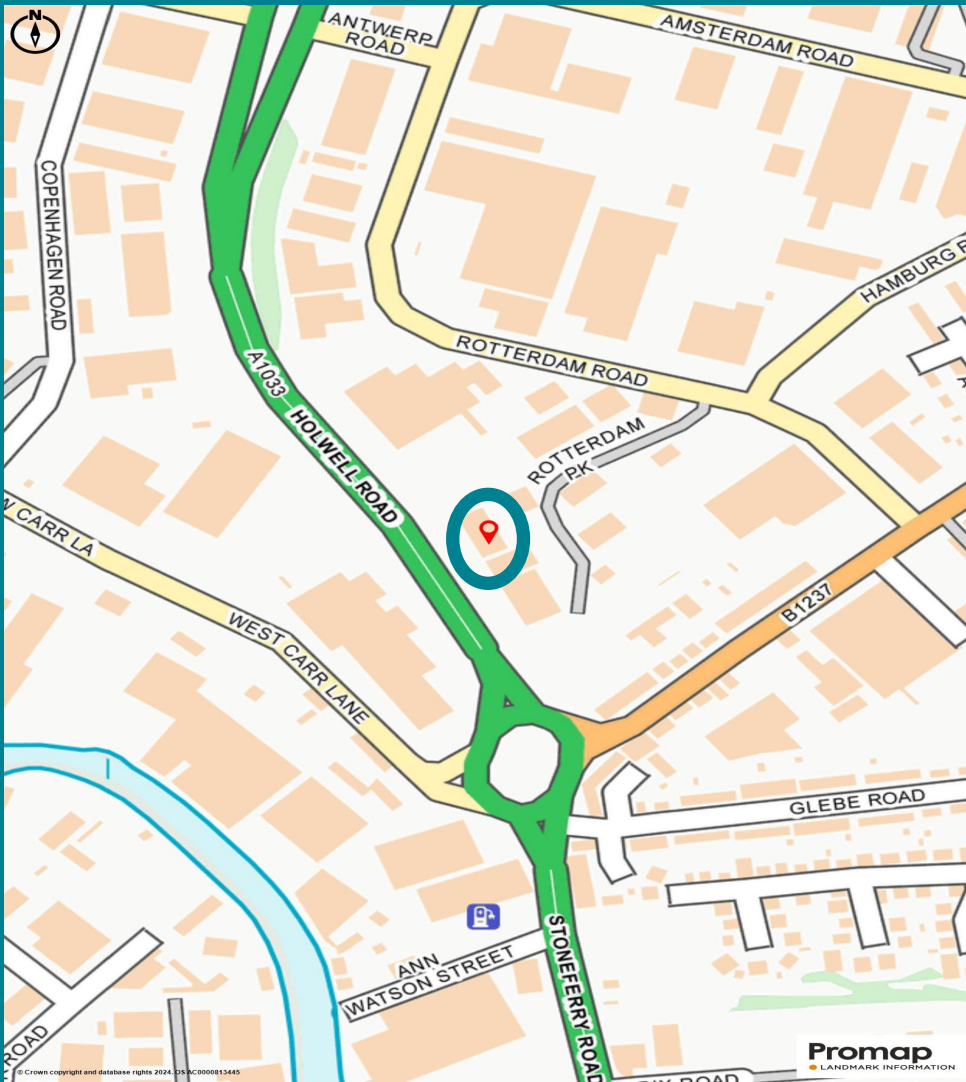
The unit has an eaves height of 5.8m (19ft).

Externally the property and the adjoining unit are bounded by palisade fencing and gates with each unit having their own external parking and loading areas.

ACCOMMODATION

The unit has a gross internal area of 371.6 sq m (4,000 sq ft)





COMMERCIAL PROPERTY EXPERTISE
ACROSS THE HUMBER REGION AND BEYOND...

VALUATIONS • SALES & LETTINGS • LEASE ADVISORY • MANAGEMENT • BUSINESS RATES

NOTICE. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Anti Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

TERMS

The property is available by way of a new lease at a rent of £26,000 per annum exclusive. The lease will be granted on a full repairing and insuring basis. The tenant will reimburse the cost of the service charge in respect of the repair and maintenance of the common parts. The length of lease to be by negotiation.

ADDITIONAL INFORMATION

Local Authority: Kingston upon Hull City Council.

Rateable Value: £16,250 (workshop and premises)

EPC: D.

Services: All mains services are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is applicable to this transaction.

Code for Leasing Business Premises: It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

Rob Hutchinson

Operations Manager

07903 141594

robhutchinson@clarkweightman.co.uk

Ref: 14/212

Carl Bradley

Director

07971 875863

carlbradley@clarkweightman.co.uk



01482
645522

Chartered Surveyors and
Commercial Property Consultants
www.clarkweightman.co.uk