



**Unit 2 Dalton Street Industrial Estate, Dalton Street,
Hull, HU8 8BB**

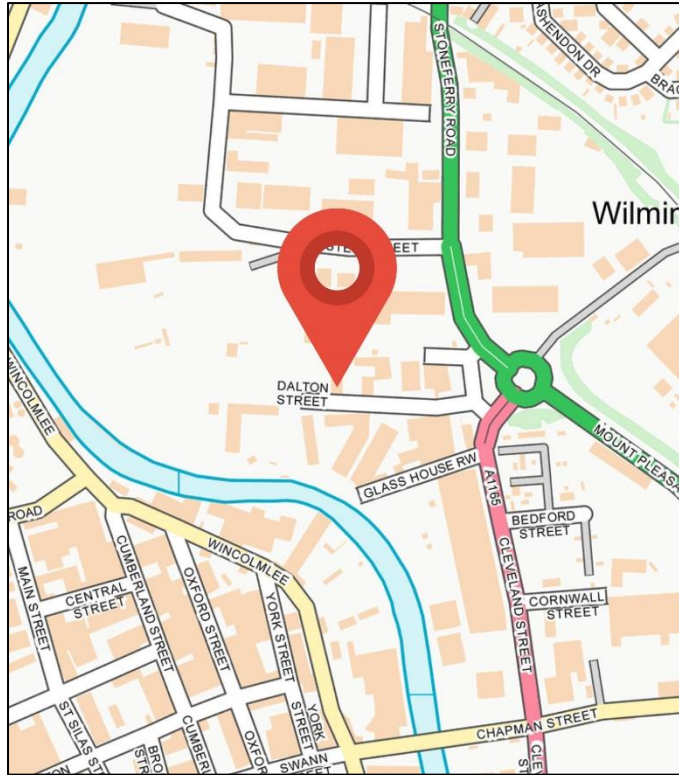
Industrial To Let 361.76 sq m (3,894 sq ft)



Location

Dalton Industrial Estate is located approximately 1 mile north of Hull City Centre, close to the junction with New Cleveland Street and Stoneferry Road.

The area benefits from good road communications with easy access to the inner and outer ring roads serving Hull.



Description

The property is a single storey industrial unit with brick/clad elevations comprising primarily of clear span accommodation and benefits from concrete flooring and WC facilities.

Large double doors provide vehicular access into the unit from a private service yard.

Summary

- Multi-functional detached industrial unit on an established industrial estate
- Private service yard
- Available on flexible lease terms
- Easy access to inner/outer ring road

Accommodation

The approximate accommodation currently available briefly comprises: (measured on a GIA basis)

	Sq m	Sq ft
Unit 2	361.76	3,894

Terms

The units are available to rent on the following terms and conditions, subject to formal lease.

Rent

Commencing rental will be £19,500 per annum exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance by Bankers Order. The property is not registered for VAT.

Lease Term

By negotiation, subject to a minimum 3-year term.

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable thereto. The Landlord insures the building only, of which the premises form part and the Tenant is responsible for the property insurance premium applicable thereto.

Business Rates

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal the property has a rateable value of £8,000. Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the common parts of the estate.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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