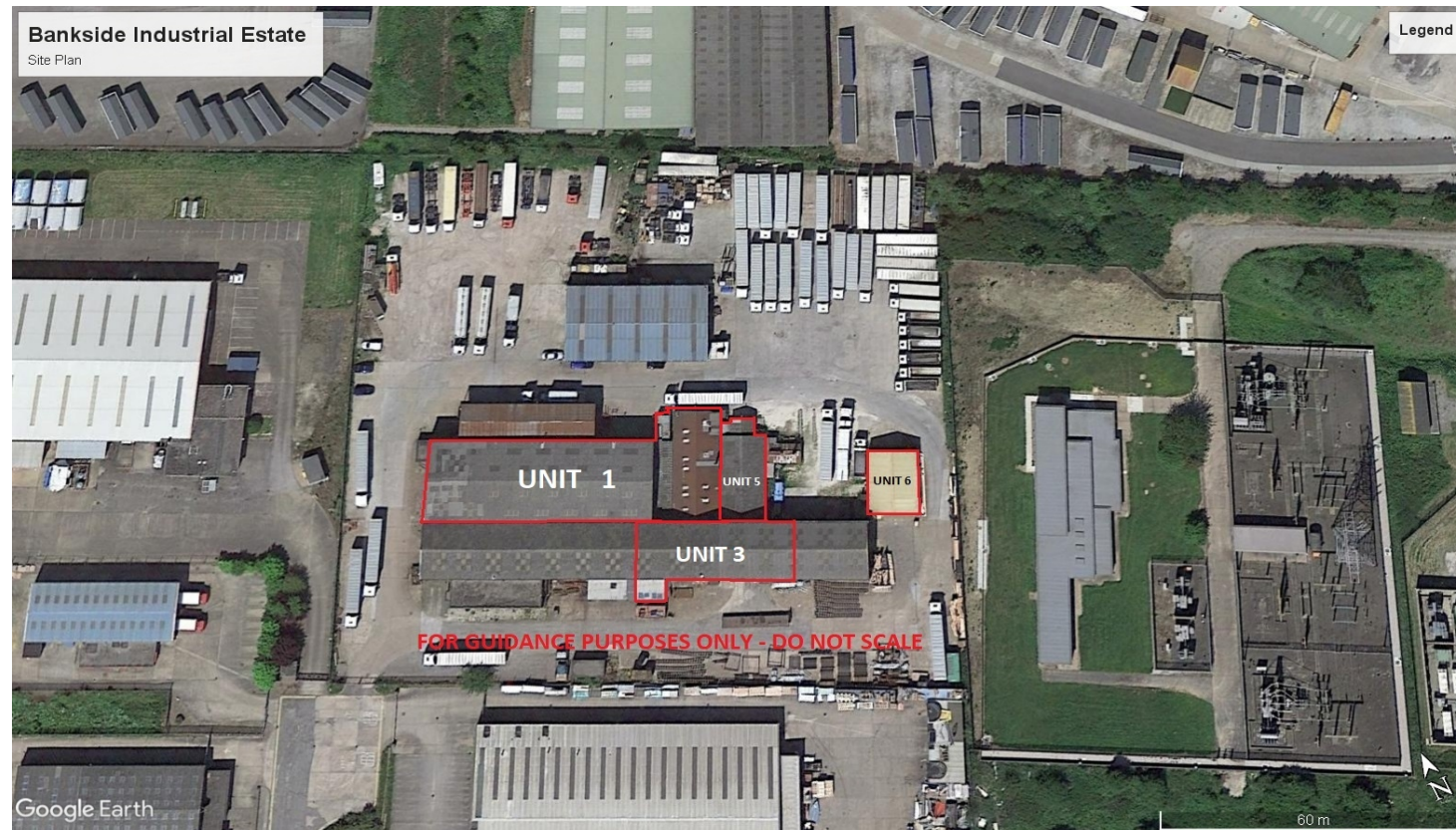
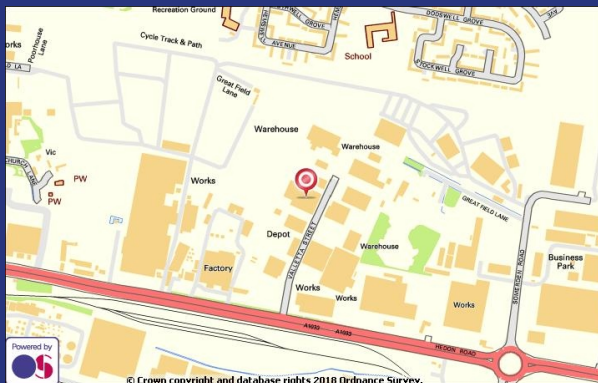


TO LET

BANKSIDE INDUSTRIAL ESTATE VALLETTA STREET HULL HU9 5NP

- Available for immediate occupation.
- Large yards and circulation areas.
- Excellent access to Hedon Road and Docks.
- Range of building sizes with cranes.
- Range of property sizes.



INDUSTRIAL

1,484 - 12,456 sq.ft. (137.86 - 1,157.16 sq.m.)

Price / Rent

£6,000 - £47,500 per annum

Enquiries

Charles Parkinson
DDI: 01482 296691
charles.parkinson@garnessjones.co.uk

Dale Gooderham
DDI: 01482 480758
dale.gooderham@garnessjones.co.uk

**GARNESS
JONES**

Chartered Surveyors
www.garnessjones.co.uk
01482 564564



Location

The units are located towards the bottom of Valletta Street on the right hand side corner. Valletta Street joins the main dual carriageway, Hedon Road, giving easy access to the Docks and East Hull Villages with the City Centre, Humber Bridge, A63 and motorway networks to the west.

Description

The units are constructed around a steel portal frame with brick / blockwork to lower levels surmounted by cladding. The eaves height vary across the site with Unit 1 and 3 having an eaves height of 7.6 m. under haunch and both benefit from overhead cranes. Unit 1 crane has a 10 tonne loading capacity and Unit 3 has a 3 tonne loading capacity. Unit 1 also benefits from a canopy area to the side for external storage of material / loading / unloading. The site benefits from generous circulation areas and good levels of car parking for each unit. Units are capable of being connected together to give a larger useable space.

Accommodation

	SQ FT	SQ M
Unit 1	12,456	1,157.16
Unit 3	4,454	413.78
Unit 5	1,484	137.86
Unit 6	1,655	153.75

Service Charge

Service charge details are available upon request.

Services

We are advised that units benefit from 3 phase electricity, water and drainage. There is no gas availability on site. Interested parties are advised to make their own independent enquiries.

EPC Rating

EPC certificates are available upon request.

Business Rates - 2018/19

Please contact the sole agents for details on rateable values and rates payable.

Terms

A new lease is available on fully repairing and insuring terms for a term of years.

GARNESS JONES
CHARTERED SURVEYORS
 79 Beverley Road, Hull, HU3 1XR

