

penrose



To Let

43.85 sq m (472 sq ft)
to 198.99 sq m (2142 sq ft)

Trinity House Chambers
Trinity House Lane, Hull, HU1 2JA

OFFICES

CULTURE IN HULL CITY CENTRE

Hull is a city that has often been overlooked but there is a lot more to Hull than meets the eye. Hull is a hub for exchange of ideas and free thinking, something that has been passed down from years gone by, just look at William Wilberforce (abolitionist) and Amy Johnson (Aviator).

Hull was awarded the City of Culture in 2017, an accolade awarded by the Department for Digital, Culture, Media and Sport every four years in the UK. This acted as a springboard for national attention and instilled a new sense of pride in the City's residents.

Hull hosts an annual award winning Freedom Festival, celebrating the life of Hull's most famous son, William Wilberforce. Typically held at the end of August, The city is filled with dance, street theatre, music and exhibitions.

Hull Truck Theatre label's itself as 'producing and presenting inspiring theatre that reflects the diversity of modern Britain'. A theatre created by Mike Bradwell in the late 1970's that has continued to foster the talents of many local and international actors.

The city is home to the impressive MKM stadium which opened it's doors to major league football and rugby in 2002. The multi purpose facility hosts many international sporting fixtures alongside huge sell out arena tours for artists including R.E.M, Elton John and Neil Diamond.

The Bonus Arena is the newest state of the art venue in the City. Since opening in 2018 the arena has hosted shows from van Morrison, The Courteeners and Kaiser Chiefs.

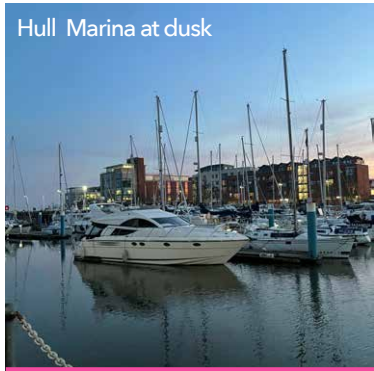




Humber Street, Fruit Market at dusk



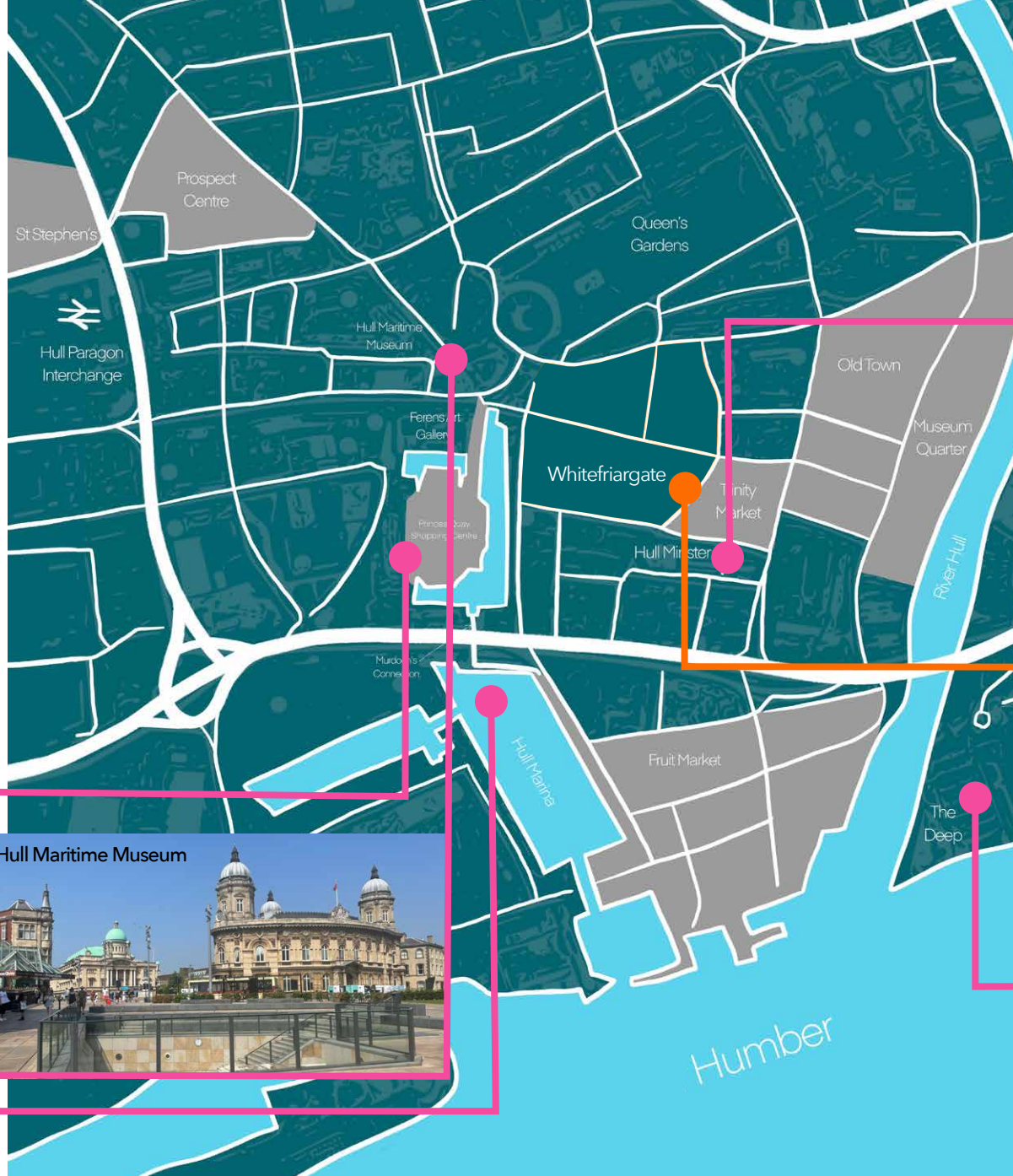
Princes Quay Shopping Centre



Hull Marina at dusk



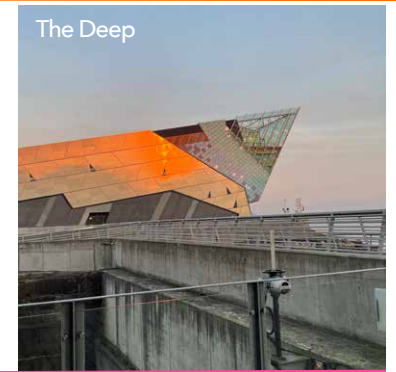
Hull Maritime Museum



Hull Minster



Trinity House Chambers



The Deep

Trinity House Chambers, Trinity House Lane, Hull, HU1 2JA

- Excellent refurbished office suites from 472 sq ft to 2142 sq ft
- Fitted to a good standard
- Intercom Entrance
- Located in the heart of Hull's old town business district

Location

Trinity House Chambers are situated on the west side of Trinity House Lane which forms part of Hull's Old Town business district.

Situated just off Whitefriargate, occupiers of the building are able to take full advantage of the main pedestrianised shopping area of the City Centre. Trinity House Chambers are located directly opposite Trinity Market and Hull Minster.

Description

This imposing Listed building offers attractive first floor offices, dado trunking and central heating.

The main entrance area is security controlled by way of a door entry system connected to each suite.

The offices are suitable for a wide variety of business uses and are available for early occupation and can be leased as combined suites or as a whole.

Accommodation

The accommodation briefly comprises (all areas and dimensions approximate):

	Sq m	Sq ft
Suite 1	55.83	601
Suite 2	54.44	586
Suite 3	43.85	472
Suite 4	44.87	483
TOTAL	198.9	2142

Rent and Lease Term

The suites are available to lease on the following rents exclusive of rates, VAT and all outgoings payable quarterly in advance by standing order.

Suite 1	£5,400 per annum
Suite 2	£5,250 per annum
Suite 3	£4,250 per annum
Suite 4	£4,350 per annum

The leases can be three years or longer subject to 3 year rent reviews.

The tenant will be responsible for internal repairs and decorations.

Service Charge/Insurance

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 external areas and all common parts including lighting, heating and insurance.

Business Rates

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has the following rateable values:

Suite 1	£4,300
Suite 2	£4,450
Suite 3 & 4	£7,000

This is not the amount paid. Interested parties are recommended to confirm the rateable values directly with the local authority before proceeding to complete a lease.

EPC

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

Contacts for viewing

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