



COMMERCIAL

Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents

TO LET

**Workshop/Storage Unit
136.21 sq m (1,466 sq ft)**



**Unit B
3 Dansom Lane South
Hull
HU8 7LB**

Topham Larard Commercial
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Topham Larard Commercial is a trading name of Larards Commercial Ltd
Co Reg No 4687902 England





Location

The premises are located fronting Dansom Lane South very close to its junction with Holderness Road being within a mile to the west of Hull City Centre. Dansom Lane is a long established commercial area which includes a large Reckitt Benckiser factory, research and development units and other general commercial properties. Holderness Road is one of the main arterial roads in and out of the city from the east therefore providing good access. Holderness Road also provides other facilities including retail units being a small general store, café, licensed premises, architectural offices, etc. On street parking is provided along Dansom Lane South and in various other streets in the surrounding area.

Description

The premises comprise a ground floor workshop with a vehicle access door to the front and internally the property low energy lights and wc facilities to the rear. The property provides good security with brick and block walls, a concrete roof and intruder alarm. The premises are connected three phase electricity.

Accommodation

Workshop	136.21 sq m	(1,466 sq ft)
WC	-	-

Terms

The premises are offered by way of a new lease for a minimum term of three years however longer would be preferred, subject to effective full repairing and insuring terms.

Energy Performance Certificate

An EPC will be provided on request.

Rent

The premises are offered at a rent of **£8,000 per annum** exclusive of all outgoing and paid monthly in advance. In the event a lease is taken longer than three years then the rent will be subject to a review.

Business Rates

The premises are assessed with the adjacent premises (Unit C) therefore a new assessment will be required.

VAT

The above amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

Viewings

Strictly by appointment through the Sole Agents

Topham Larard Commercial

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