



AITCHISON RAFFETY



- Modern warehouse/workshop of 222 sq m (2,390 sq ft)
- Good citywide access, close to the Humber Bridge and M62
- Held on an existing 5 year lease until 21 February 2029 with a tenant break on 21 February 2027
- Rent £21,000 p.a.exc.

Max Buckland
Max.Buckland@argroup.co.uk
07977687267

Chris Mason
chris@scotts-property.co.uk
07850002496

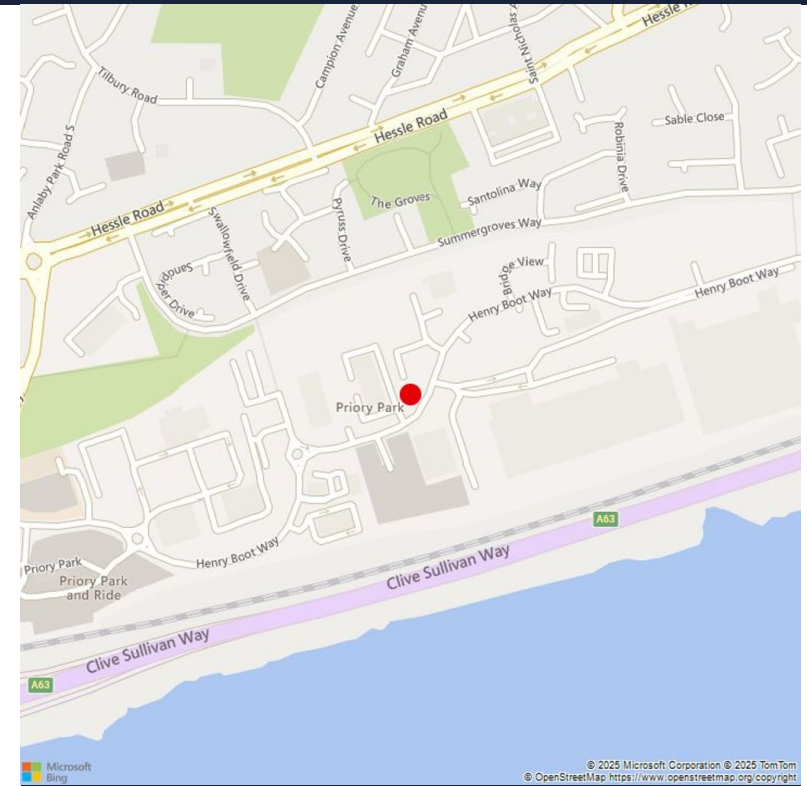
6 Sidings Court, Henry Boot Way, Hull, East Riding of Yorkshire, HU4

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TO LET by Assignment

Approx. 2,930 Sq Ft (272.2 Sq M)

To Let

6 Slings Court, Henry Boot Way, Hull, East Riding of Yorkshire, HU4 7DY**Description**

This modern mid-terrace unit is of steel portal frame construction under a mono pitch roof with blockwork to lower levels overlaid with insulated profile metal cladding incorporating skylights. Party walls are fully formed in blockwork. The unit has an internal frontage height to the underside of the roof of c.7.7m (25') with a height at the rear of c.6.4m (21'). A main access door has a width of c3.2m (10' 4") x a height of c.4.1m (13' 6").

Within the unit there is partitioned reception/admin office area and a kitchen/restroom together with two WC facilities, one to disabled specification. There is a capped gas supply and 3 Phase electricity.

There is a common service yard with car parking immediately to the front of the subject premises.

Location

The property is located on Priory Park, a substantial business park located to the west side of Hull approximately 4 miles from the city centre, adjacent to the A63. Priory Park is home to a range of high quality occupiers including Village Hotel, various vehicle dealerships, Arco National Distribution Centre and a wide range of office and industrial occupiers.

Rent

£21,000 per annum exclusive

Terms

The premises are available by way of assignment of the existing lease for a term of 5 years from 22 February 2024 with the benefit of a tenant only break option on 21 February 2027 subject to not less than 6 months' prior notice.

The tenant is responsible for all usual outgoing and repairs but with limitations by way of a Schedule of Condition. A service charge is payable for the provision of estate services, repair/maintenance of common areas and management.

Business Rates

The property is described as 'Workshop & Premises' with a rateable value of £16,000.

VAT

This property is subject to VAT.

Energy Performance Rating

C (59)

Legal Costs

Each party will be responsible for their own legal costs. The parties will share the professional costs of the landlord in connection with its consent process and the grant of use licence to assign.

Viewings

By appointment via Aitchison Raffety - Max Buckland
max.buckland@argroup.co.uk
020 7907 3728 or Joint Agents, Scotts - Chris Mason
chris@scotts-property.co.uk
07850 002496 / Will O'Brien
will@scotts-property.co.uk
07801 885302



www.argroup.co.uk



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