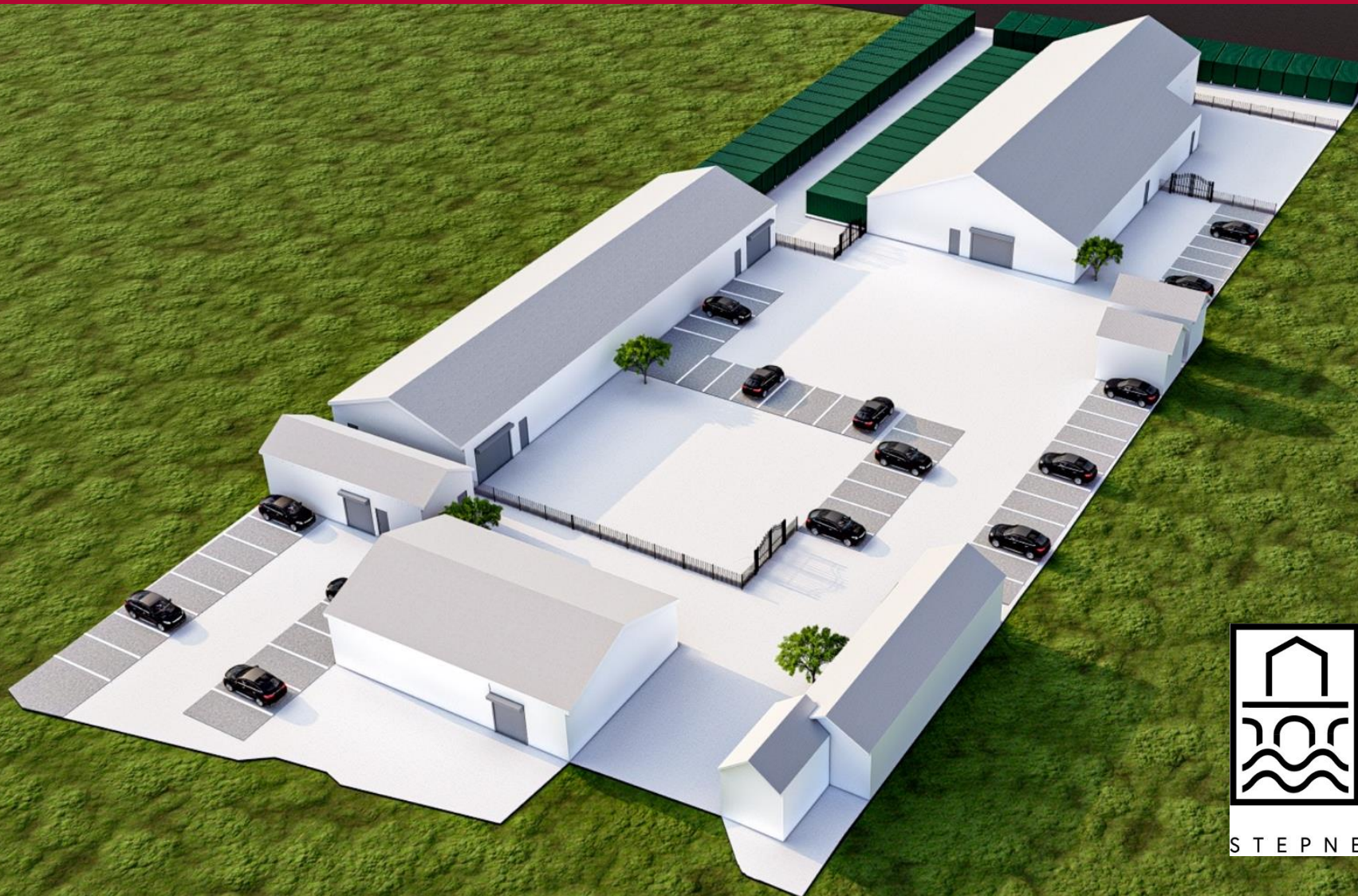




Bridge Works, Stepney Lane, Hull, HU5 1HX

To Let Industrial Units from 16.9 (182 sq ft) up to
760.3 sq m (8,184 sq ft)



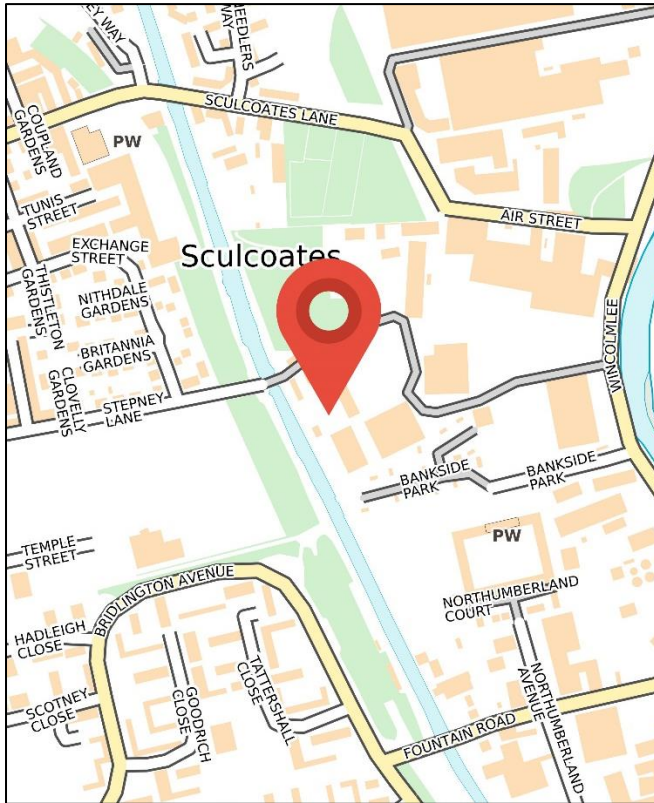
STEPNEY LANE, HULL

Summary

- Range of industrial units currently undergoing extensive refurbishment
- Generous onsite parking/servicing
- Flexible terms

Location

The site is situated on the east side of Stepney Lane approximately 1 mile north of Hull city centre.



Description

The site comprises a range of industrial units which are currently undergoing an extensive refurbishment programme. The units are available either individually or as a whole and include generous external storage/car parking allocations.

Accommodation

The accommodation measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice briefly comprises:

	Sq m	Sq ft
Unit 1	186.8	2,011
Unit 2	246.4	2,652
Unit 3	63.4	682
Unit 4	241.7	2,601
Unit 5	241.7	2,601
Unit 6	398.6	4,290
Unit 7	361.7	3,893
Unit 8	20.6	222
Unit 9	16.9	182
Total	1,777.8	19,134

Terms

The units are available To Let on the following terms and conditions.

Rent

Details on the rentals are available from the agents.

Lease Term

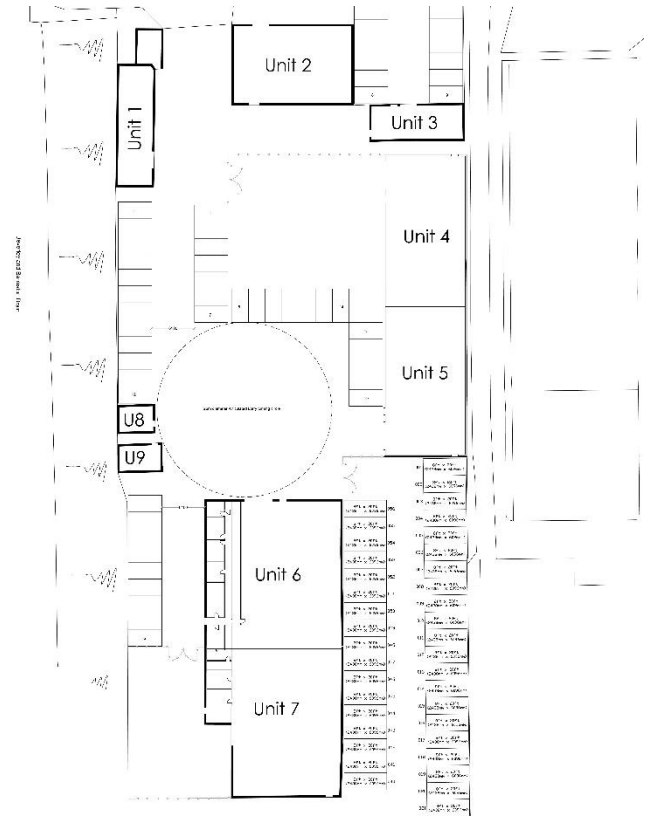
By negotiation.

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 shared common areas.

Business Rates

The premises will require reassessing for rating purposes.



Contacts

Ben Cooper

01482 626912 | 07702 671380
ben.cooper@pph-commercial.co.uk



Jordan Stokes

01482 626906 | 07706 353609
Jordan.stokes@pph-commercial.co.uk



Date: April 2024 File Ref: 16810



First Floor Pavilion House, Hesslewood Office Park
Ferryby Road, Hessle, HU13 0LG
01482 648888 pph-commercial.co.uk

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

