

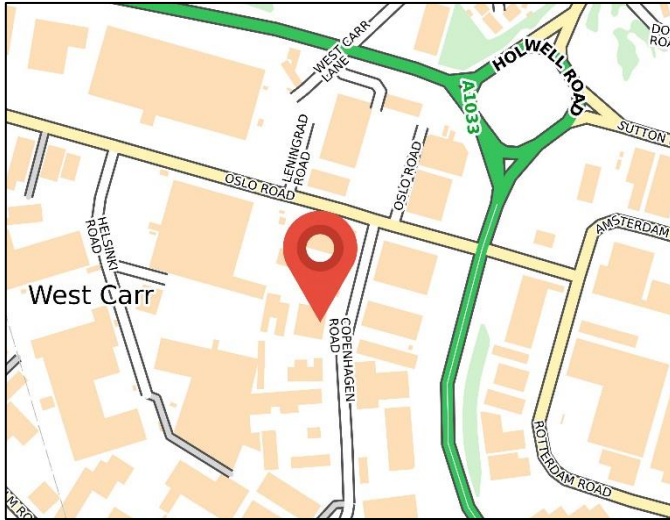


**Units 1 & 2, 33 Copenhagen Road, Sutton Fields  
Industrial Estate, Hull, HU7 0XG**  
Industrial with Offices To Let 6,288 sq ft



## Location

The property is located on Copenhagen Road within Sutton Fields Industrial Estate, close to Holwell Road, and is just 3 miles north of Kingston upon Hull's city centre. Road communications are excellent with Holwell Road forming part of the inner city ring road, which in turn provides direct access to the city centre, docks and national motorway networks.



## Description

The property comprises two interlinking steel portal framed industrial units with single storey offices to the front elevation. The offices briefly comprise a central entrance lobby with a range of private offices and staff facilities located off the main corridor.

The industrial aspect is built to an eaves height of approximately 5.2 metres with vehicular access being provided to both units by a set of sliding wooden doors to the western unit and shutter doors to the eastern unit. The property benefits from mains three phase electricity, gas and water.

Externally the property benefits from dedicated car parking to the front, together with the use of a shared service yard.

## Summary

- Industrial unit with offices
- Well established industrial location
- Dedicated car parking
- Shared service yard
- Available on a new lease

## Accommodation

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

	Sq m	Sq ft
Offices	157.93	1,700
Industrial	426.23	4,588
<b>Total</b>	<b>584.17</b>	<b>6,288</b>

## Terms

The units are available to rent on the following terms and conditions.

## Rent

The commencing rental will be £32,000 per annum, exclusive of rates, VAT and all other outgoings and is payable quarterly in advance by standing order.

## Lease Term

By negotiation, subject to a minimum 3 year term.

## Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable thereto.

## 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 common parts of the estate.

## Business Rates

The Tenant will be responsible for the payment of business rates. Online enquiries with the Local Authority reveal that the property currently attracts a rateable value of £TBC.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

## VAT

The property is registered for VAT and therefore all payments made to the Landlord will be subject to VAT.

## EPC

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

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## Contacts

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