



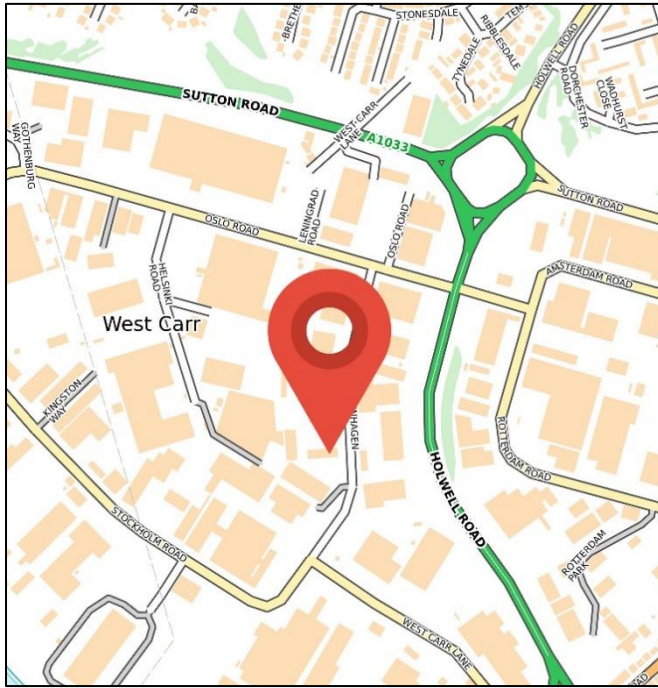
Unit 11 Spencer Industrial Estate, Copenhagen Road, Hull, HU7 0XQ

Industrial To Let 117.52 sq m (1,265 sq ft)



Location

Spencer Industrial Estate is located on Copenhagen Road, which is one of the main routes through the Sutton Fields Industrial Estate. This is the largest industrial estate in the city of Hull, being located approximately 2 miles east of the city centre.



Description

The unit is a single storey industrial unit and is located on Spencer Industrial Estate, which is part of the well established Sutton Fields Industrial Estate.

The unit is of brick and block construction underneath a mono pitched steel corrugated roof and benefits from, WC facilities and a roller shutter door which offers vehicular access from the communal forecourt.

The estate has the advantage of a perimeter fence and lockable access gates, providing an excellent level of security to all occupiers on the site.

Summary

- Self-contained lock-up unit
- Prominent location within established industrial estate
- Shared service yard
- Perimeter fencing and lockable access gates
- Available on a new lease

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 |
|------------|--------|-------|
| Industrial | 117.52 | 1,265 |

Terms

The unit is available To Let on the following terms and conditions.

Rent

The commencing rental will be £11,385 per annum, exclusive of rates, VAT and all other outgoings and payable quarterly in advance by standing order.

Lease Term

By negotiation.

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 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. Further details of the service charge are available from the Agents.

Business Rates

The Tenant will be responsible for the payment of business rates. Internet enquiries with the Local Authority reveal that the unit currently has a rateable value of £6,400.

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

VAT

We have been advised by the Landlord that the unit is not registered for VAT purposes.

EPC

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

TBC

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