

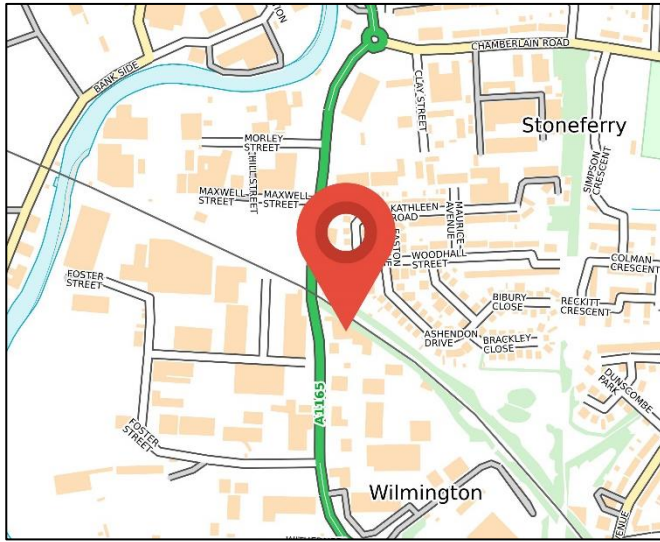


**Unit 4 Spacemade Business Park, Stoneferry
Road, Hull, HU8 8DA**
Industrial To Let 161.42 sq m (1,737 sq ft)



Location

The property is situated on the east side of Stoneferry Road, close to its junction with Cleveland Street and is approximately 2 miles north of Hull city centre.



Description

The property comprises a single storey industrial unit. Internally the property mainly comprises of clear plan accommodation save for a small office, allowing for any incoming tenant to fit the property out to their own specification.

The unit also benefits from WC facilities, fitted lighting and a shutter door to the front elevation.

The property is ideal for a wide variety of manufacturing, distribution and service related uses and is available for immediate occupation.

Summary

- Multi-functional industrial unit on an established industrial estate
- 161.42 sq m (1,737 sq ft)
- Shared service yard
- New lease available

Accommodation

The property provides the approximate accommodation which 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
Industrial	161.42	1,737

Terms

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

Rent

The commencing rental will be based on £8,685 per annum, exclusive of rates, VAT and all other outgoings and is 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 Landlord's property insurance premium thereto.

Service Charge

The Tenant will be responsible for a fair proportion of the Landlord's future expenses in respect of the repair/maintenance of the common parts of Spacemade Business Park. 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 property currently has a rateable value of £5,100.

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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