

**GROUND FLOOR, UNITY HOUSE
ROTTERDAM ROAD, SUTTON FIELDS INDUSTRIAL ESTATE
HULL, HU7 0XD**



**INCENTIVES
AVAILABLE
DON'T
MISS OUT!!**



**GOOD QUALITY OFFICE ACCOMMODATION & WAREHOUSE
ON THE POPULAR AND THRIVING SUTTON FIELDS INDUSTRIAL ESTATE**

- Ground floor entrance with door control leading to open plan office with two side rooms
- Separate boardroom off, with door to side warehouse / storage area
- Total office area 84.8 sq m / 913 sq ft plus communal entrance room and staff facilities
- Warehouse totalling 99.4 sq m / 1,070 sq ft with Roller Shutter door onto shared yard

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WHERE IS IT?

- The property is situated on the north side of Rotterdam Road approximately 200 yards from its junction with Leads Road and approximately three miles north of Kingston upon Hull City Centre.
- Road communication links to the site are excellent with the Inner City Ring Road (A1033) providing direct links to the City Centre, the City's Docks and the National Motorway Network

WHAT IS IT?

- Good quality ground floor offices with the benefit of private offices and board room. The offices are decorated, carpeted and heated, and have double glazing and suspended ceiling incorporating Cat 2 lighting. Perimeter network trunking throughout.
- The premises are fitted out to a good standard and ready for immediate occupation.
- The warehouse adjoins the office premises and benefits from roller shutter door to the front of the building and is a good clean tidy unit.
- The accommodation has the added benefit of car parking on site.

HOW BIG IS IT?

Reception/Entrance	21.30 sq m	229 sq ft
Offices	84.80 sq m	913 sq ft
Warehouse	99.40 sq m	1,070 sq ft
Total, GIA	205.50 sq m	2,202 sq ft

- Measured on a Gross and Net basis, depending on user

HOW MUCH IS IT?

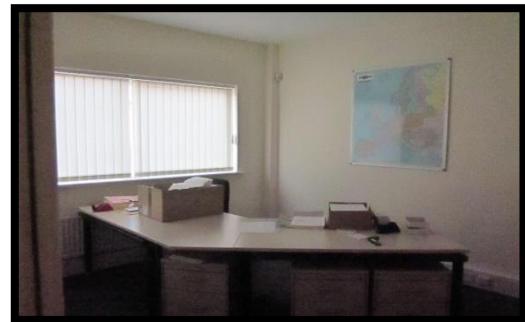
- Available to rent on a standard Commercial Lease at a rental of £13,500 per annum.

HOW MUCH ARE THE RATES?

- The Tenants will be responsible for the payment of rates. The property currently has a Rateable Value of £9,300. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether Transitional Relief is still applicable to the property or if the Rateable Value is under Appeal.

ANYTHING ELSE I HAVE TO PAY?

- LEGAL COSTS:** The ingoing Tenant will be responsible for the payment of the Landlords reasonable costs incurred in this transaction and any Stamp Duty payable thereon.
- VAT:** We understand the property is not VAT registered.
- EPC:** Further details from the Agents NT3.
- 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.
- INSURANCE:** The Tenant will also be responsible for a contribution towards the Landlord's insurance but would be responsible for their own contents insurance.



WHO DO I ASK ABOUT IT?

- Viewing through Agents, **NT3, on 01482 218299.**
- Draft Details subject to Clients Approval.
- Date: February 2018. File Ref: A1669.



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