

**SHIRETHORN HOUSE
PROSPECT STREET
HULL, HU2 8PX**



HIGH QUALITY CITY CENTRE OFFICES

- High quality City Centre offices from 792 sq ft to 2632 sq ft.
- Close to the main Bus/Train Transport Interchange and main shopping area.
- Commissionaire served, DDA Compliant, lift served, 24/7 access
- On site secure car parking.



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WHERE IS IT?

- Attractive and prestigious office complex in the heart of Hull city centre.
- Located within close walking distance of the acclaimed St Stephens mixed use scheme and Train/Bus Transport Interchange.
- Shirethorn House occupies a prominent position on the corner of the junction with North Street and Spencer street

WHAT IS IT?

- Shirethorn house creates an impressive office complex comprising over 30,000 sq ft of offices over three floors. Benefits from recent substantial refurbishment.
- Facilities include commissioner controlled reception, fully DDA Compliant lift / door openings and CCTV System. Offices are fully carpeted throughout, centrally heated, suspended ceiling and self contained with their own supply services. Complex offers exclusive car parking, with additional multi-storey parking close by.
- Offices are available for immediate occupation.

HOW BIG IS IT?

- The following office suites are currently available:

Suite A	1,783 sq ft	(165.64 sq m)
Suite D	1,280 sq ft	(118.9 sq m)
Suite H	1,493 sq ft	(138.7 sq m)
Suite J	2,632 sq ft	(244.5 sq m)
Suite K	951 sq ft	(88.34 sq m)
Suite T	792 sq ft	(73.6 sq m)
Penthouse	2,866 sq ft	(266.25 sq m)

HOW MUCH ARE THE RATES?

- The Tenant will be responsible for the payment of Business Rates. Internet enquiries reveal that each suite has a Rateable Value of:

Suite A	£17,500
Suite D	£9,000
Suite H	£11,750
Suite J & K	£23,000
Suite T	£7,200
Penthouse	£18,500

- Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority.

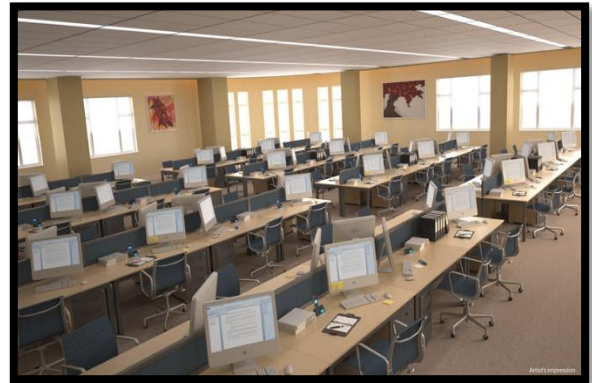
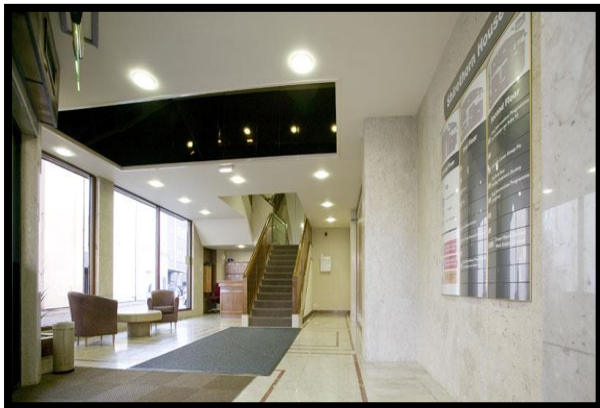
ANYTHING ELSE I NEED TO KNOW?

- **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 applicable thereto.
- **VAT:** The property is registered for VAT and this is charged on all payments made to the Landlord.
- **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 exterior of the property, cleaning, lighting and heating of any common areas, provision of commissionaire/security and management of the building.
- **LEGAL COSTS:** Each party will be responsible for their own legal costs.
- **EPC:** Each suite has been separately assessed. A copy of the Certificate and Recommendation Report is available on request.

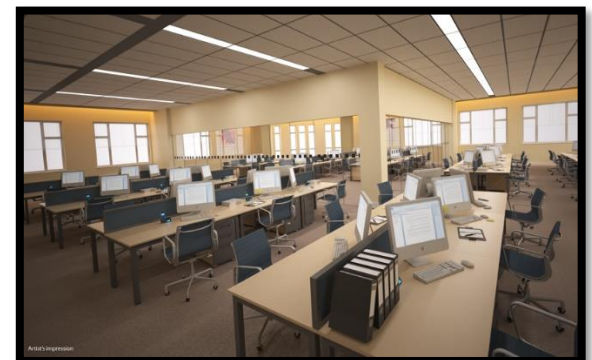
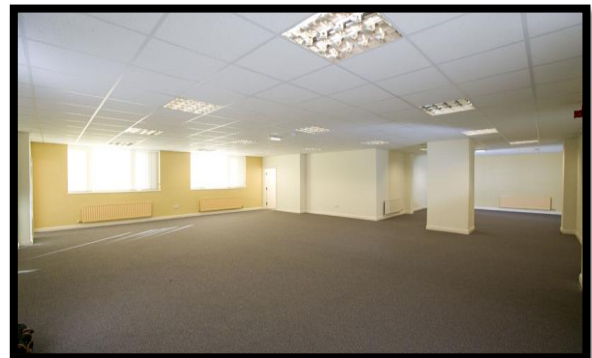


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(Artists Impression)



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WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3 Chartered Surveyors. File Ref: A1015. Date: September 2017.