

**UNIT 2, AMSTERDAM ROAD
SUTTON FIELDS INDUSTRIAL ESTATE
HULL, HU7 0XF**



INDUSTRIAL/WORKSHOP/WAREHOUSE ACCOMMODATION

- Industrial unit of 6032 sq ft / 560.43 sq m.
- Located on an established/popular location on Sutton Fields.
- Approximate eaves height 6.687 sq m / 72 sq ft.
- Services to the building including three phase supply.
- Immediate availability.

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WHERE IS IT?

- The property is located on the east side of Rotterdam Road at its junction with Amsterdam Road on the eastern side of Sutton Fields Industrial Estate. The property is situated three miles north of Kingston upon Hull City Centre. The estate is the largest industrial estate in the Hull area and at over 140 acres.
- Road links to the site are excellent with the A1033 providing dual carriageway access to the City Centre, national motorway network, City dock complex and the Humber Bridge.

WHAT IS IT?

- The main production building is constructed on a steel portal frame with brick and blockwork to a height of approximately two metres and thereafter clad in profile insulated sheet metal. The property available is at the rear of the building with a concertina shutter ideal for all uses with the benefit of three phase supply. There are kitchen and WC facilities within the demise. The property has Planning Permission for warehouse, storage and distribution but interested parties are advised to make their own enquiries.
- Externally there is a part tarmac, part brick set service yard adjacent to the southern elevation that provides parking and loading facilities for the warehouse area in addition.

HOW BIG IS IT?

- The accommodation briefly comprises (all areas are approximate) and are measured gross:
- Unit 2 6,032 sq ft (560.43 sq m)

HOW MUCH IS IT?

- The commencing rental will be £24,000 per annum. This figure is payable monthly in advance by bankers standing order and exclusive of VAT, rates and all other outgoings.

HOW MUCH ARE THE RATES?

- The Tenants will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has a Rateable Value of £19,750.
- 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.
- From 1 April 2018 eligible rate payers receive 100% relief on properties with a Rateable Value of £12,000 or less. For properties with a Rateable Value of £12,001 to £15,000 the rate of relief will go down gradually from 100% to 0%. This is applicable to occupation of one commercial property only. Further information from the Local Authority.

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:** The property is VAT registered.
- **EPC:** The property has a rating of C64.

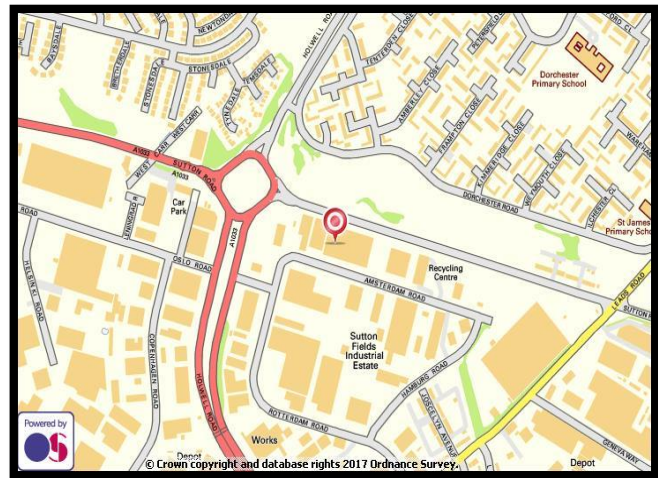
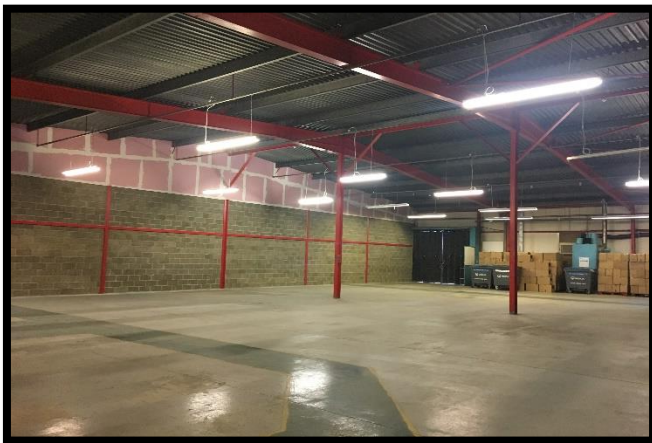


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ANYTHING ELSE I HAVE TO PAY CONT'D...

- **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 strictly by prior arranged appointment through the Sole Agents NT3 Chartered Surveyors. Draft Details Subject to Clients Approval. Date: January 2019. File Ref: A944.