

**UNIT 5, DAIRYCOATES INDUSTRIAL ESTATE
WILTSHIRE ROAD
HULL, HU4 6PA**



SELF-CONTAINED INDUSTRIAL UNIT - WEST HULL

- Self-contained industrial unit of 570 sq m / 6,133 sq ft with secure yard to front.
- Excellent west Hull location on the well-known Dairycoates Industrial Estate.
- Strong road links to Hull City Centre, the A63 and wider points to the west of Hull.
- Some visibility to Hessle Road flyover, and a side yard giving off-street car parking.
- Available to let. Long leasehold interest until December 2066 available. Call for details

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WHERE IS IT?

- The property is located on Wiltshire Road which forms part of the well established Dairycoates Industrial Estate.
- Dairycoates Industrial Estate is located 2 miles west of Hull City Centre and, as such is very popular.
- The estate is well served by the existing road network with the main interchange to the Orbital Ring Road in close proximity providing dual carriageway links to and from the area.
- The unit is located on the south side of Wiltshire Road with signage potential to Hessle Road flyover.

WHAT IS IT?

- A detached, single storey, purpose built warehouse of modern construction providing about 570 sq m (6,133 sq ft) including mezzanine and office accommodation.

HOW BIG IS IT?

- The accommodation measured on a gross internal area briefly comprises:-
- Unit 5 570 sq m 6,133 sq ft

HOW MUCH IS IT?

- The property is available To Let at £24,000 per annum on the usual Commercial Lease basis on a three-year pattern.
- The long leasehold interest - for a term of 96 years from 22nd November 1970 until 31st December 2066 at a current Ground Rent of £2,650 per annum – may be available. Full details from Sole Agents **NT3 on 01482 218299**.

HOW MUCH ARE THE RATES?

- The Tenants will be responsible for the payment of rates. Web enquiries with the Local Authority reveal that the property currently has a Rateable Value of £20,250.

ANYTHING ELSE I HAVE TO PAY?

- **VAT:** We are advised that the property is not currently registered for VAT.
- **LEGAL COSTS:** The Tenant will be responsible for a reasonable contribution to the Landlords Legal Costs and any Stamp Duty payable thereon.

ANYTHING ELSE I NEED TO KNOW?

- **EPC:** Available from the Agents for inspection.
- **REPAIRS:** 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.



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 2016. File Ref: A1949.



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