

**UNIT 5, HAMBURG BUSINESS PARK
HAMBURG ROAD
HULL, HU7 0WD**



INDUSTRIAL WORKSHOP/WAREHOUSE

- Superb industrial unit of 276.93 sq m (2,981 sq ft).
- Located in an established and popular industrial location in North Hull.
- Unit benefits from three phase electricity supply.
- The unit has the benefit of an office to ground floor and mezzanine to first floor.
- Available on assignment of Lease due to expire on 31 December 2021.

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WHERE IS IT?

- Unit 5, Hamburg Business Park is located off Hamburg Road which runs between Rotterdam Road (accessed via Leads Road) and Amsterdam Road on Sutton Fields Industrial Estate.
- Sutton Fields is located 4 miles north of Hull City Centre and is a hub of many well known international, national and regional businesses who choose to locate themselves here.

WHAT IS IT?

- The unit is within a terrace of units sharing a communal yard/parking area. The unit is of steel frame construction with an eaves height of 5m rising to 8.4m. The unit is constructed of high quality insulated steel cladding to the front elevation with large insulated commercial door and aluminium windows and door set within the elevation leading to office accommodation. Insulated roof with translucent light panels incorporated within giving good levels of natural daylight. There are offices to the ground floor with an extensive mezzanine.
- The unit has three phase electricity, low bay lighting and fluorescent lighting to the main warehouse and Cat 2 lighting to the office.

HOW BIG IS IT?

- The accommodation briefly comprises all dimensions are approximate and are measured on gross basis:-
- 276.93 sq m (2,981 sq ft)

HOW MUCH IS IT?

- The property is available on an assignment of an existing Lease at a rental of £15,750 per annum. The Lease is a 5 year Lease with a Rent Review on 1 January 2019. Call NT3 for further details.

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 £13,750. 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. 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 all reasonable legal costs incurred together with any Stamp Duty that may be payable.
- VAT:** We have not been advised if the property is VAT registered but should this be the case VAT will be payable on all payments made to the Landlord.
- INSURANCE AND SERVICE CHARGE:** The Tenant will be responsible for a contribution to the insurance and service charge for the property.

ANYTHING ELSE I NEED TO KNOW?

- SERVICES:** We believe all mains services are connected to the subject premises including three phase electricity, however, you should make your own enquiries.
- EPC:** Contact Agents for further information.

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: May 2018. File Ref: A2143.



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