

**UTILITY HOUSE  
32-36 PROSPECT STREET  
HULL, HU2 8PX**



### CITY CENTRE OFFICES

- City Centre offices in prominent location close to Bus and Railway Station.
- **Due to refurbishment the 4<sup>th</sup> floor will be coming available 2716 sq ft / 252.4 sq m.**
- The offices have undergone extensive refurbishment with **only one office suite remaining 1184 sq ft / 110 sq m on the second floor.**
- Offices finished to a Superior Standard.

# UTILITY HOUSE 32-36 PROSPECT STREET HULL, HU2 8PX



## WHERE IS IT?

- The City of Kingston upon Hull is at one of its most vibrant points in its history, being transformed by continuing major investments across the City. Hull, the City of Culture, has also been significantly boosted by the opening of the Siemens Production Centre around the port, which has created huge job opportunities in the region.
- The City has excellent road/rail links, with connections throughout the UK and Europe making it a superb location to live, work and invest. The property is located in a highly prominent position on the south side of Prospect Street, on the corner of its junction with Spencer Street, in the heart of the City Centre.
- Occupiers in the location are able to take full advantage of all the shopping, business and leisure facilities offered within the central area and the main upgraded bus and railway interchange is within easy walking distance.

## WHAT IS IT?

- Utility House has undergone extensive renovation to provide modern offices (only **one suite remaining**) on the second floor.
- The fourth floor is due to be extensively refurbished but can be offered as a whole or divided into individual suites.
- The offices benefit from the following:-
- Flooring throughout, suspended ceiling, led lighting, air conditioning, CCTV and key fob access.
- At present the ground floor benefits from a superb café/bistro. The offices have a ground floor entrance with lift access to all floors.
- Car parking located close by to Prospect Street and Pryme Street together with on-street parking.

## HOW MUCH ARE THE RATES?

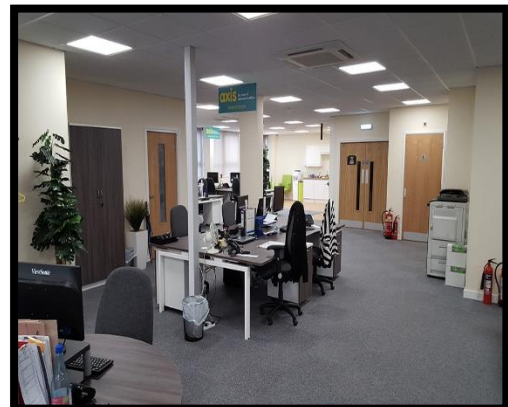
- The Tenants will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has various Rateable Values as follows:

|              |                   |
|--------------|-------------------|
| Second Floor | To be re-assessed |
| Fourth Floor | £11,250           |

- Interested parties are advised to confirm the accuracy of the above figures 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?

- **VAT:** The property is VAT registered therefore VAT will be payable on all payments made to the Landlord.
- **LEGAL COSTS:** Each party to be responsible for their own legal costs incurred in this transaction.



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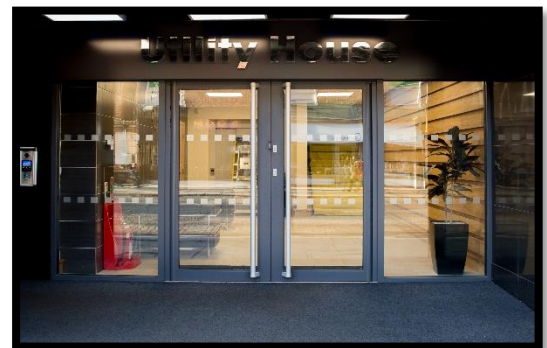
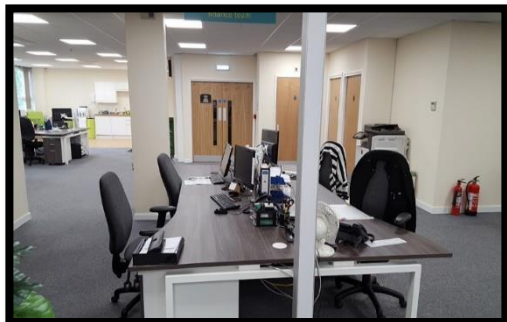
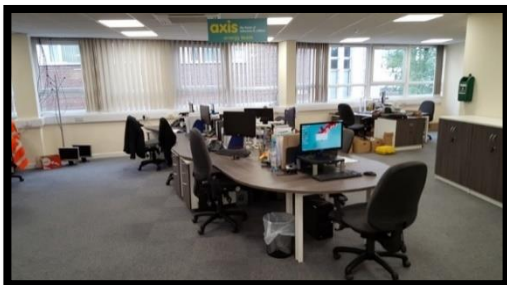
### HOW BIG IS IT?

- The accommodation briefly comprises the following (Areas Gross and from VOA data; we have yet to check-measure):

| Floor/Suite          | Status    | Sq M  | Sq Ft |
|----------------------|-----------|-------|-------|
| First Floor          | LET       | 293   | 3154  |
| Second Floor Suite 1 | LET       | 35.3  | 380   |
| Second Floor Suite 2 | LET       | 110   | 1184  |
| Second Floor Suite 3 | Available | 110   | 1184  |
| Third Floor          | LET       | 98.29 | 1058  |
| Third Floor (Part)   | LET       | -     | -     |
| Fourth Floor         | Available | 252.4 | 2716  |

### HOW MUCH IS IT?

- The offices are available to rent. For further details please contact the Sole Agents, NT3. Rent will be quoted exc VAT, rates and other standard outgoings.



### ANYTHING ELSE I NEED TO KNOW?

- EPC:** The property has an EPC rating of D. A copy of the certificate is available on request.

### 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: April 2018. File Ref: A1696.