

Industrial

Unit 14b Ipark Industrial Estate, Innovation Drive, Hull, HU5 1SG



To Let/For Sale

- 972 sq m (10,462 sq ft)
- Refurbished to a very high standard
- Excellent access and road links
- Would suit numerous occupiers including trade counter, manufacturing or storage and distribution
- Available either To Let or For Sale, Price on Application

The Hesslewood Estate | Ferriby Road | Hessle | Hull | HU13 0LG
01482 648888 pph-commercial.co.uk

Ben Medhurst | 01482 626910
ben.medhurst@pph-commercial.co.uk

Ben Cooper | 01482 626912
ben.cooper@pph-commercial.co.uk

Chartered Surveyors & Commercial Property Consultants

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Location

Ipark has one of the most prominent positions on the City's inner ring road being situated on the corner of Clough Road and Bankside adjacent to Clough Road bridge. The site is ideally positioned to benefit from excellent road links, to the City Centre, Docks and the national motorway network.



Description

The property comprises of an industrial unit which have been refurbished to a very high specification. The property has been designed to allow the creation of company offices to the front of the building with an up and over roller shutter door to the rear. The premises benefit from 3 phase electricity supply and all main services.

Externally the unit benefits from dedicated parking spaces to the front of the property with a shared service yard to the rear.

Accommodation

The accommodation measured on a gross internal area basis briefly comprises.

14b 972 sqm (10,462 sq ft)

It is possible to create a large service yard to the side of unit 14, further details from the sole agent.



Terms

The property is available either For Sale or To Rent.

For Sale

Price on application

Rent

Rent on application to the sole agents.

Lease Term

By negotiation.

Business Rates

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has a rateable value of., or if the rateable value is under appeal.

14b £37,250

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



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.

Energy Performance Certificate

A copy of the energy performance certificate for the property is available from the agents.

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For further information and viewing

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