

**GROUND AND FIRST FLOOR  
ESSEX HOUSE  
MANOR STREET  
HULL HU1 1YB**

**OFFICES  
TO LET**



**EXCELLENT GROUND AND FIRST FLOOR OFFICES IN HEART OF HULL CITY CENTRE**

- Prominent location opposite Hull's Guildhall and located close to Hull Crown Courts
- Easy access to shopping, business and transport facilities offered within the central area
- Lease available for approximately 3 years or longer term may be available directly from the landlord
- Primarily open plan office space, but capable of sub division
- Prominent private ground floor entrance from Alfred Gelder Street
- Commissionaire controlled shared entrance on Manor Street
- Immediately available

# GROUND AND FIRST FLOOR, ESSEX HOUSE, MANOR STREET HULL HU1 1YB

## KINGSTON UPON HULL

The city of Kingston Upon Hull is located on the east coast of Yorkshire and is at one of its most vibrant points of its history, being transformed by over £1bn worth of investment within the City Centre alone.

There is considerable regeneration within the central area, both in terms of inner city living and also 28 acre St Stephen's Square retail redevelopment which is due for completion in November 2007.

Hull is one of the UK's busiest ports for both freight and passenger services, has excellent road and rail links with air connections through UK and Europe.

The city is currently attracting numerous ongoing major investment projects, which will undoubtedly help Hull achieve its goal as a top 10 city.



## LOCATION

Essex House is situated on the south side of Alfred Gelder Street, on the corner of its junction with Manor Street, opposite Hull's Guildhall in the heart of the City Centre.

The building also has the considerable advantage of being located within easy walking distance of the Crown Court and Magistrates Court on Lowgate, as well as all the main banks. The city's main pedestrianised shopping area, Princes Quay is close by, as are all the other main business and transport facilities available within the central area.

There is on street metered car parking on Alfred Gelder Street, as well as the nearby Bowlalley Lane. Contract car parking is also available in the multi storey car park on George Street or alternatively on Market Place.

## DESCRIPTION

The property comprises a major purpose built office complex of some 9 floors and is divided into a range of suites, principally serviced through the main entrance from Manor Street which has commissionaire/security during normal working hours. The reception area leads through to 3 passenger lifts providing access to all floors.

The accommodation currently available, comprises open plan and private offices arranged on the ground and first floor. The ground floor also has the considerable advantage of its own direct private entrance on Alfred Gelder Street but also utilises the commissionaire controlled entrance on Manor Street.

The offices are carpeted, have suspended ceilings, fitted lighting and are centrally heated.

The offices are primarily open plan, but have a degree of partitioned and private offices, being capable of further cellular sub division if required. Toilet accommodation is provided on each floor and there is the considerable advantage of an internal staircase providing access between the two floors.

The offices on the first floor are arranged in two suites and the entire accommodation can be used as a whole or as three individual areas.

The offices are ideal for a wide variety of professional uses, as well as educational or training purposes with the advantage of being offered on a lease for approximately 3 years.

## ACCOMMODATION

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

### Ground Floor

Office	548 sq m	(5,902 sq ft)
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### First Floor

Suite One	747 sq m	(8,036 sq ft)
Suite Two	365 sq m	(3,929 sq ft)

<b>Total Net Floor Area</b>	<b>1,660 sq m</b>	<b>(17,867 sq ft)</b>
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## TERMS

The property is available for assignment in its entirety or sub letting as a whole or individual suites, on the following terms and conditions.

### Rent

The rent payable on the entire premises is currently £123,000 per annum, (£6.88 per sq ft approx) payable quarterly in advance by Bankers Order. Details of the apportionment of the rent for the individual floors are available from the agents. The rent noted above will be fixed for the remainder of the term of the lease until September 2009. Flexible terms available.

### Lease Term

Suites available for either assignment or sub letting until September 2009.

### 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.



### 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 exterior of the property, together with heating of the offices, repair, maintenance and cleaning of the common areas and provision of the commissionaire and management of the complex. Further details of the service charge are available from the Agents.

### Rates

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the entire office on both floors currently has a rateable value of £96,500. 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.

### VAT

We are advised that the property is registered for VAT and therefore VAT will be charged in addition to all payments made to the Landlord.

### Legal Costs

The incoming Tenant will be responsible for the payment of the Landlord's reasonable legal costs incurred in this transaction and any Stamp Duty payable thereon.

Date: January 2008

File Ref: 3478HO/1



### FURTHER INFORMATION AND VIEWING

The Hesslewood Estate, Ferriby Road, Hessle, Hull, HU13 0LG

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#### NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTION & FINANCIAL SERVICES ACTS

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