

**UNIT F3 ROTTERDAM PARK
SUTTON FIELDS INDUSTRIAL
ESTATE
HULL, HU7 0XD**

**INDUSTRIAL
TO LET
£21,000 pa**



- Located overlooking Holwell Road in the heart of Sutton Fields Industrial Estate
- Forming part of the new Rotterdam Park development
- Easy access to the unit and outer ring road network
- 371.6 sq m (4,000 sq ft) approx
- Excellent yard and parking area

UNIT F3 ROTTERDAM PARK, SUTTON FIELDS INDUSTRIAL ESTATE, HULL, HU7 0XD

LOCATION

Sutton Fields Industrial Estate is Hull's largest and most well known industrial estate, located some 3 miles north of the City Centre and extending to 140 acres.

The estate now includes a wide variety of companies all of whom are taking full advantage of the excellent road links to the area, with both the inner and outer ring road and Hull's main docks within easy reach.

Rotterdam Park occupies perhaps one of the most prominent sites on Sutton Fields, having a dual frontage to Rotterdam Road and Holwell Road.

DESCRIPTION

Unit F3 is located overlooking Holwell Road in the heart of the development and comprises a semi detached industrial unit built to the latest specifications.

The unit has an eaves height of approximately 6m enabling the installation of a mezzanine floor to increase the space if required. The unit is to be let in an open plan format ready for fitting out by a new occupier and has a roller shutter door access, as well as a separate personnel door with windows incorporated in the unit to allow the creation of internal offices if required.

Externally, the unit has car parking and a good serviced yard area.

ACCOMMODATION

The accommodation measured on a gross internal area basis (to be confirmed following completion of construction) will briefly comprise

Ground Floor

Factory/Warehouse 371.6 sq m (4,000 sq ft)

TERMS

The property is available to rent on the following terms and conditions.

Rent

The commencing rental will be £21,000 per annum, exclusive of rates, VAT and all other outgoings, payable quarterly in advance by Bankers Order.

Lease Term

By negotiation.

Repairs & 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.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the future costs incurred in respect of the repair/maintenance of the shared estate road, landscaping and access areas. This is however expected to be of a nominal nature.

VAT

The property is registered for VAT and therefore VAT will be charged on all payments made to the Landlord.

Legal Costs

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

Adjoining Unit

It may be possible for this building to be let in conjunction with the adjoining building, which would enable the creation of a detached 8,000 sq ft unit available to lease.

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FURTHER INFORMATION AND VIEWING

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

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