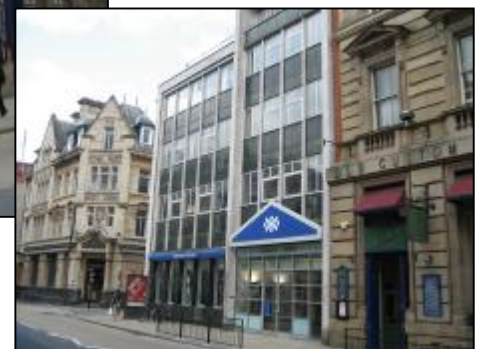


**THIRD FLOOR,
ALDGATE HOUSE,
MARKET PLACE,
HULL HU1 1RA**

**OFFICES
TO LET
£25,350 pa**



EXCELLENT OFFICE SUITE IN HEART OF HULL'S MAIN BUSINESS DISTRICT

- Third floor office suite of 314. 4 sq m (3,380 sq ft) approx
- Prominent shared ground floor entrance from Market Place
- Entrance area currently undergoing refurbishment
- Lift served, open plan office suite capable of cellular sub division
- Situated within main business district within easy walking distance of all main city centre shopping and transport facilities
- Located between Crown Court and Magistrates Court
- Immediate availability

THIRD FLOOR, ALDGATE HOUSE, MARKET PLACE, HULL HU1 1RA

LOCATION

Aldgate House is a prominent office building located on the east side of Market Place on the corner of its junction with Scale Lane, in the heart of Hull's historic old town business district.

Occupiers of this building are able to take full advantage of all the facilities offered within the city centre, with the main pedestrianised shopping area being only a short walk from the building.

The main banks, building societies, Crown Court, Magistrates Court, and the Guildhall are also all in close proximity.

DESCRIPTION

The accommodation on offer comprises the entire third floor of the building, which is accessed through an attractive ground floor entrance directly off Market Place, with lift access to all floors.

Internally, the office suite has a main open plan area with 2 private offices, having suspended ceilings with recessed category 2 lighting, is carpeted, has central heating, comfort cooling and fitted blinds. Toilet facilities are provided on the second floor.

Available for immediate occupation the offices are ideal for a wide variety of professional users, including solicitors, accountants, insurance companies, marketing firms etc.

ACCOMMODATION

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

Third Floor
Office Suite 314.04 sq m (3,380 sq ft)

TERMS

The offices are available to let on the following terms and conditions.

Rent

The commencing rental will be £25,350 per annum, exclusive of rates, VAT and all other outgoings, payable quarterly in advance by Bankers Order.

Lease Term

By negotiation.

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.

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 Aldgate House, cleaning and lighting of the common areas including the lift, heating of the offices and management of the same.

Rates

We are advised that the building is currently not VAT registered.

VAT

We are advised that the building is currently not registered for VAT.

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.

Date: December 2007

File Ref: 4019HO/1



FURTHER INFORMATION AND VIEWING

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

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