

Units 4A & 4B Pioneer Park, Clough Road, Hull HU6 7HW



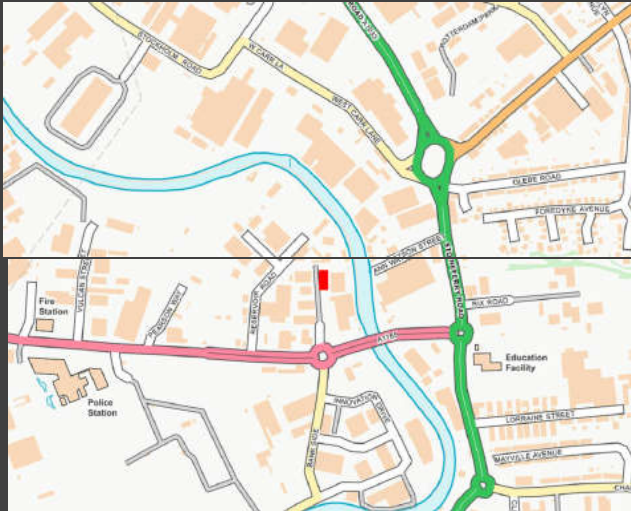
- £36,000.00 PA + VAT
- Multi functional industrial/trade unit in prime central location
- 4,063 sq ft up to 8,126 sq ft
- High quality in built offices
- Capable of being let as a whole or individual units
- Fully fenced and enclosed yard areas
- Early availability on new lease.

Units 4A and 4B Pioneer Park, Clough Road Hull, East Yorkshire, HU6 7HW

Location

Pioneer Park is situated on the north side of Clough Road just off Stoneferry Road approximately 3 miles north of Hull city centre.

Road accessibility to the area is excellent with Stoneferry Road forming part of the city's inner ring road which allows easy access into, out of and across the city of Hull.



Description

The property comprises a detached multi functional industrial unit of steel portal frame construction.

Internally the units have been fitted to an excellent standard including offices to both ground and first floor level together with additional mezzanine storage.

The offices include a ground floor reception together with a range of private and general office space and the usual staff facilities.

Externally the units benefit from two fully gated and secure storage areas together with separate dedicated car parking.

The units are available for early occupation and can be taken either as a whole as individual units.

Accommodation

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

Unit 4A

Ground Floor	280 sq m (3,013 sq ft)
First Floor Mezzanine	97.5 sq m (1,050 sq ft)
Total	377.5 sq m (4,063 sq ft)

Unit 4B

Ground Floor	280 sq m (3,013 sq ft)
First Floor offices	97.5 sq m (1,050 sq ft)
Total	377.5 sq m (4,063 sq ft)

Total Units 4a and 4b combined

Ground floor	560 sq m (6,026 sq ft)
First Floor mezzanine offices	195 sq m (2,099 sq ft)
Total	755 sq m (8,126 sq ft)

Terms

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

Rent

The rental will be £18,250 per annum for an individual unit or £36,000 for the whole property. The above rentals are exclusive of rates and all outgoings payable quarterly in advance by Bankers Order

Repairs

The Tenant will be responsible for all repairs and decorations to the demised premises together with the property insurance premium applicable thereto.

Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £14,500 for Unit 4a and £14,500 for Unit 4b. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

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 common parts of Pioneer Park including the private estate road, landscaping, fencing and security.

VAT

The property is registered for VAT purposes 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 landlords reasonable legal costs incurred in this transaction and any stamp duty payable thereon.

Energy Performance Certificate

The property has an EPC rating of C. A copy of the certificate and recommendation report is available on request.

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