

HESSLEWOOD
OFFICE PARK

OFFICE TO LET



1st Floor, Nightingale House

Offering a superb blend of modern amenities and a strategic location, this generously proportioned and highly versatile office space extends to approximately 5,511 sq ft. Nestled in the picturesque surroundings of Hesslewood Office Park, this contemporary workspace provides an ideal environment for businesses seeking a professional and inspiring base, with convenient access to Hull and the East Riding.

BROOKLANDS PROPERTY HOLDINGS

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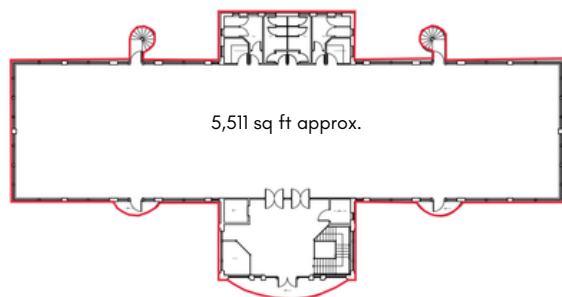
Workspace

Designed with efficiency and collaboration in mind, this expansive open-plan 1st floor office area provides a flexible canvas for businesses to configure their ideal working environment.

Accessibility is paramount, with lift access ensuring ease of movement throughout the building for employees and visitors alike. The suite benefits from well-maintained and convenient facilities, including dedicated kitchens for staff use and ample WCs.

Understanding the needs of modern businesses, the property comes with a significant advantage of designated parking spaces, with EV charging facilities available, supporting environmentally conscious commuting.

The building is equipped with a 3-phase supply, offering robust power infrastructure suitable for a wide range of business operations and technological requirements.



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Location

Hesslewood Office Park is a thriving business hub where historical charm meets modern business functionality. Situated between the A63 (M62) and the Humber Bridge. Hull city centre is only a 10-minute car journey, and Humberside International Airport is approximately a 15-minute drive.

Facilities

The office park benefits from a host of facilities including landscaped parkland, allocated parking, on-site security, ATM, deli, and helipad.

Key Features

- 5,511 sq ft approx.
- Open plan office area
- Lift access
- Kitchens
- WCs
- Designated parking spaces
- EV Charging facilities
- 3-phase supply
- Raised access flooring

Rent

£121,242 per annum plus VAT, exclusive of rates and other outgoings.

