

**UNIT 2 AMSTERDAM ROAD, SUTTON FIELDS
INDUSTRIAL ESTATE, HULL, HU7 0XF**
INDUSTRIAL TO LET 2,456 sq m (26,422 sq ft)



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LOCATION

The property is on the northern side of Amsterdam Road on the eastern side of Sutton Fields Industrial Estate, the largest industrial estate in Hull and around 3 miles north west of the city centre.

The property has good frontage to Sutton Road (A1033) which is part of the city's outer ring road and provides direct access to the city centre, city dock complex and national motorway network beyond. Nearby occupiers include Walker Modular, Coachman Caravans and Bright Blue Foods.



DESCRIPTION

The property comprises a detached industrial unit providing good quality ground floor workshop, office and ancillary accommodation, plus additional mezzanine offices and storage space.

Internally, the workshop accommodation has an internal eaves height of circa 4.8 metres and benefits from two automatic roller shutter doors and gas fired warm air blowers.

The offices at ground floor level provide a mix of cellular and open plan space plus a reception area, board room, kitchen, WCs and locker rooms. The first floor/mezzanine provides further open plan offices and storage accommodation.

SUMMARY

- Multi functional industrial unit of 26,422 sq ft
- Self contained fully fenced enclosed site
- High quality office fit out
- Undergoing full refurbishment
- Available to let on new lease
- Further details from the sole agents

ACCOMMODATION

The accommodation briefly comprises (all areas are approximate and are measured gross):

	Sq m	Sq ft
Ground Floor		
Offices & Ancillary	434	4,673
Workshop	1,741	18,740
Mezzanine		
Offices	280	3,009
TOTAL	2,456	26,422

TERMS

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

RENT

The commencing rental for the property will be £125,000 per annum, exclusive of rates and all outgoing, payable quarterly in advance by Bankers Standing Order. The property is VAT registered

LEASE TERM

By negotiation

SERVICES

Mains electricity, water gas and drainage are all available in the area.

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

BUSINESS RATES

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £61,500 for 2019/2020 which is subject to a rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.

EPC

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A copy of the Certificate and Recommendation Report is available on request.

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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