



**2 Percy Street, Hull,  
East Yorkshire, HU2 8HL**

Offices To Let 110.62 sq m (1,190 sq ft)



## Location

The property is located on Percy Street in a prominent position close to its junction with Albion Street in the heart of Kingston upon Hull's city centre.



## Description

The property comprises a three storey office building which has recently been fully refurbished. The office is divided to provide 2 main offices per floor with the usual staff facilities including WC and kitchen facilities.

## Accommodation

The accommodation measured on a Net Internal Area basis briefly comprises:

	Sq m	Sq ft
Ground Floor	110.62	1,190

## Summary

- Ground, First and Second Floor Offices
- 110.62 sq m (1,190 sq ft)
- Prominent central location
- Easy walking distance of all the main shopping and transport facilities offered within the city centre

## Terms

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

## Rent

The rent will be based on £9,750 per annum, exclusive of rates, VAT and all outgoings.

## 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

## VAT

We are awaiting confirmation as to whether the property is registered for VAT purposes but should this be the case VAT will be charged on all payments made to the landlord

## Business Rates

The tenant will be responsible for payment of rates. Verbal enquiries with the local authority reveal that the property currently has a rateable value of £5,900

## EPC

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

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## Contacts

### Ben Cooper

01482 626912 | 07702 671380  
ben.cooper@pph-commercial.co.uk



### Nick Pearce

01482 626900 | 07774 100262  
nick.pearce@pph-commercial.co.uk



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The Hessewood Estate  
Ferriby Road, Hessle, HU13 0LG  
01482 648888 [pph-commercial.co.uk](http://pph-commercial.co.uk)

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