



20 Marina Court, Castle Street,
Hull, HU1 1TJ

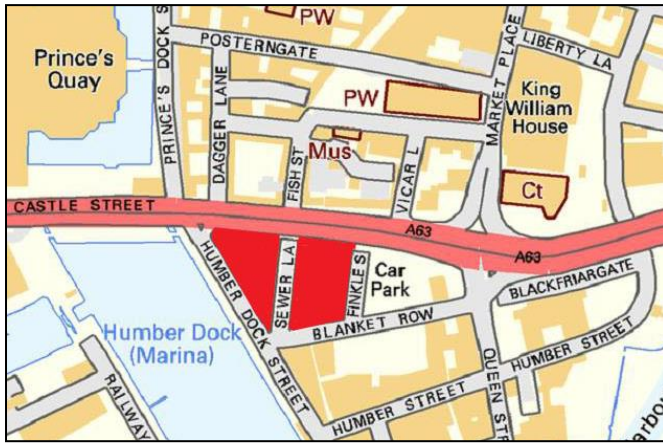
Offices To Let 144.45 sq m (1,555 sq ft)



Location

Marina Court is situated in a highly prominent position adjacent to the A63 which is the main arterial route through the city going both east to the coast and west to the M62 and is national motorway network. This particular development overlooks Hull's impressive Marina and nearby the new C4Di development and fruit market.

The offices are easily accessible and within walking distance of all the city's main transport, business and shopping facilities as well as the magistrate and crown court. The complex is a perfect location for central office users.



Description

Marina Court is one of Hull's premier office locations built around an attractive courtyard design, extending in total to around 40,000 sq ft in all.

These particular office suites are located on the ground floor fronting Castle Street.

The office suite is fully self contained and has the considerable advantage of 5 dedicated car parking spaces allocated with the unit.

The offices are ideal for a wide variety of professional and service related users.

Summary

- Very prominent and prestigious city centre office complex overlooking Hull Marina
- Superb road links being adjacent to the A63
- 144.45 sq m (1,555 sq ft)
- 5 Allocated car parking spaces

Accommodation

The accommodation briefly comprises (all areas are approximate) and are measured on a net internal area basis.

	Sq m	Sq ft
Ground Floor	144.45	1,555

Terms

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

Rent

The offices are available at a commencing rental of £19,500 pa exclusive of rates, VAT and all other outgoings, payable quarterly in advance by standing order.

Lease Term

By negotiation.

VAT

The property is registered for VAT.

Repairs and Insurance

The Tenant will be responsible for internal repair. External repairs will be by the landlord but recovered through the service charge. The Landlord insures the building and the Tenant is responsible for 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 repairs/maintenance to the exterior of the property including the landscaping and car parking. The service charge is levied pro rata to floor area occupied and details of the current service charge is available from the agents.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries with the Local Authority reveal the properties have a rateable value of £14,500. Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

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 Hesslewood Estate
Ferry Road, Hessle, HU13 0LG
01482 648888 pph-commercial.co.uk

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