



# Dunedin House, Albion Street/Percy Street, Hull, HU2 8HL

Offices For Sale 1,344 sq m (14,467 sq ft)



## Location

Dunedin House is situated in a prominent position on the west side of Albion Street, on the corner of its junction with Percy Street in the heart of Kingston Upon Hull City Centre.



## Description

The property comprises a 3 storey purpose built office complex which has been divided to create two ground retail/A2 units, together with a main office entrance onto Percy Street, leading to the upper floors.

Once inside the compliant office entrance a lift and staircase gives access to two floors of offices which provide suites from 1,586 sq ft. The offices have suspended ceilings with recessed lighting, full heating as well as air conditioning and a high level of natural light.

Externally, the building has a considerable advantage of on site car parking at the rear together with a servicing area for the shops.

## Summary

- Prominent location on the corner of Albion Street and Percy Street
- Would split into suites from 1,586 sq ft to 14,467 sq ft for the whole building
- Development/ refurbishment opportunity with potential to convert to residential (subject to any necessary consents)
- Easy walking distance of all the main shopping and transport facilities offered within the city centre
- Lift served offices
- Air conditioned office suites
- On site car parking

## Accommodation

The accommodation measured on a net internal area basis will briefly comprise.

	Sq m	Sq ft
<b>Ground Floor Retail</b>		
Unit 1	274.79	2,958
Unit 2	155	1,668
<b>First Floor</b>		
Suite 1	147	1,586
Suite 2	314.6	3,387
<b>Second Floor</b>		
Suite 3	290.4	3,127
Suite 4	147	1,586
<b>Total</b>	<b>1,344</b>	<b>14,467</b>

## Terms

The offices are available for sale on the following terms and conditions.

## Price

Offers are invited for freehold interest.

## VAT

The property is registered for VAT purposes and therefore this is to be charged on all payments made to the Landlord.

## Business Rates

The purchaser will be responsible for the payment of rates.

GF Unit 1	£11,500
GF Unit 2	£6,600
Suite 1	£7,800
Suite 2	£13,500
Suite 3	£13,750
Suite 4	£9,600

## EPC

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

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## Contacts

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Date: **February 2023** File Ref: **4135**



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