



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

Offices To Let From 147 sq m (1,586 sq ft)



## Summary

- Prominent location on the corner of Albion Street and Percy Street
- Suites available from 1,586 sq ft to 11,354 sq ft for the whole building
- Fully refurbished to a very high standard with full disable compliant
- 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

## 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.

The city of Hull located on the East coast of Yorkshire is at one of its most vibrant points in its history being transformed by over £1bn worth of investment within the city centre alone. The city has an urban population of over 250,000 people and is alive with opportunities which are currently attracting major investment projects, making an ideal location to live, work and invest.

## Description

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

Once inside the remodelled disable compliant office entrance a lift and staircase gives access to two floors of high quality offices. The offices have been extensively refurbished throughout and provide suites from 1,586 sq ft through to a single suite of 4,973 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.

## Accommodation

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

	Sq m	Sq ft
<b>Ground Floor Retail</b>		
<b>Unit 2</b>	155	1,668

	Sq m	Sq ft
<b>Main Office entrance leading to</b>		
<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>	1,344	14,467

## Terms

The offices are available to rent on the following terms and conditions, subject to formal lease.

## Rent & Lease Term

On Application

## 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

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

## Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the exterior of the property, cleaning, lighting and heating of any common areas as well as the offices, together with security of the complex and management of the same. The service charge is levied pro rata to floor area occupied and details on the service charge are available from the Agents.

## Business Rates

The Tenant will be responsible for the payment of rates.

GF Unit 2	£9,700
Suite 1	£11,250
Suite 2	£22,500
Suite 3	£23,000
Suite 4	£14,000

## EPC

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

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