



THE OFFICES

HUMBER ENTERPRISE PARK

PERFECT FOR GROWING YOUR BUSINESS

BUCCANEER



THE OFFICES WELCOME

A mixed use destination

- A Place Where Businesses Grow
- Fantastic Connections
- Fully Refurbished to a High Specification
- Strong Amenity Provision
- Offering a Work Life Balance
- 24 Hour Security
- Well Managed Landscaped Estate

PERFECT FOR GROWING
YOUR BUSINESS



SPECIFICATION



24/7 Security



DDA Compliant



Fully Refurbished



On Site Car
Parking



New Carpets and
Re-decoration



Available
Immediately



New Double Height
Feature Receptions



Air Conditioning



BLUEBIRD



	Sq m	Sq ft
Ground Floor	557	6,000
First Floor	563	6,060
Second Floor	560	6,030
TOTAL	1,680	18,090

BUCCANEER



	Sq m	Sq ft
First Floor	196	2,118

MERCURY



	Sq m	Sq ft
Ground Floor	373	4,015
First Floor	373	4,015
TOTAL	749	8,070

FIREBRAND



	Sq m	Sq ft
Ground Floor		
Suite A	185.8	2,000
Suite B	278.7	3,000
First Floor		
Suite C	464	5,000
TOTAL	929	10,000

HAWK



	Sq m	Sq ft
Ground Floor	563	6,060
First Floor	565	6,082
TOTAL	1,128	12,142



**HIGH QUALITY FULLY
REFURBISHED OFFICES**
2,000 - 18,000 SQ FT
FLEXIBLE OFFICE SPACE WITH ROOM TO GROW



THE OFFICES

PERFECT FOR GROWING YOUR BUSINESS

LOCATION & ACCESSIBILITY

Humber Enterprise Park is located to the west of Hull City Centre and is ideally positioned for access to the national motorway network being a short distance from the M62, M18, A1(M) and M1 Motorways.

The Park is also adjacent to the mainline railway station of Brough with daily services to the north of England and King's Cross.



RAIL

HULL	- 12 MINS
LEEDS	- 43 MINS
YORK	- 46 MINS
MANCHESTER	- 1 HR 34 MINS
LONDON	- 2 HRS 15 MINS



ROAD

J38 M62	- 5 MILES
HULL	- 11 MILES
GOOLE	- 20 MILES
GRIMSBY	- 31 MILES
DONCASTER	- 37 MILES
LEEDS	- 52 MILES
SHEFFIELD	- 56 MILES




THE OFFICES

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
A DEVELOPMENT BY



AGENT



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Firebrand, Humber Enterprise Park
Brough, HU15 1EQ
Offices To Let 2,961 sq ft up to 8,079 sq ft



Location

Humber Enterprise Park is located on the former British Aerospace site at Brough, approximately 11 miles west of Hull City Centre. National motorway links to the site are excellent with Junction 32 of the M62 motorway approximately 5 miles away.

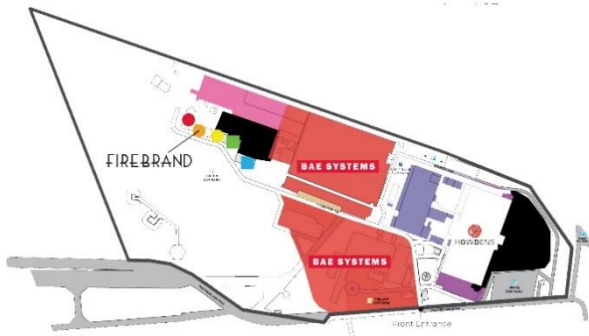
The Brough railway station is a short walk from the site and provides direct access to Hull, Leeds, Manchester, and London.



Description

The office space is open plan and has been subject to an extensive refurbishment program that includes air conditioning, re decorating, re carpeting, removal of all suspended ceilings.

There is extensive car parking on site which is allocated pro rata on the basis of 8 spaces per 1,000 sq ft of office space.



Summary

- Grade A offices
- New double height feature reception
- DDA compliant
- 8 Car parking spaces per 1,000 sq ft
- 24/7 on site security
- Available Immediately

Accommodation

The accommodation measured on a net internal area basis briefly comprises.

	Sq m	Sq ft
Ground Floor		
Suite B	275.08	2,961
First Floor		
Suite C	475.46	5,118
TOTAL	750.54	8,079

Terms

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

Rent

The rentals will range from £9.00 per sq ft exclusive of rates, VAT, service charge and all outgoings. The rents will be payable quarterly in advance by Bankers Order.

Lease Term

By negotiation, subject to a minimum 3-year term.

Repairs

The Tenant will be responsible for all internal repairs and decorations to the demised premises.

VAT

The property is registered for VAT.

Business Rates

The Tenant will be responsible for the payment of rates. Please contact the agents for further information.

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 maintenance of the common areas, heating of the offices and lighting of the same. Further details of the service charge are available from the Agents.

EPC

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

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Date: **February 2024** File Ref: **10476**



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