



PPH

COMMERCIAL

Offices/ Medical Facility To Let 529.25 sq m (5,697 sq ft)

The Sidings, Albion Mills, Great Gutter Lane,
Willerby, HU10 6DN

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Summary

- High quality new build Grade A office space of 529.25 sq m (5,697 sq ft)
- DDA compliant
- Planning consent for use as a medical facility
- Located just off A164 approximately 1 mile west of the Humber Bridge
- Superb on site car parking
- Unique premises built by local developer with architectural flair
- Suitable for offices, medical centre, beauty/ aesthetics, hairdressing salon or other similar uses
- EPC Grade A

Description

This particular property comprises a purpose built two storey office building which has been carefully planned and designed using a combination of reclaimed materials & modern interior fittings.

The offices have been built to an extremely high specification and are DDA compliant, have comfort cooling/heating and benefit from a very high level of natural light. The property benefits from many features including exposed brickwork and exposed Oak beamed ceilings.

There is also the added advantage of additional mezzanine offices which overlook the first floor.

Externally the building has the benefit of extensive on site car parking within a heavily landscaped environment.

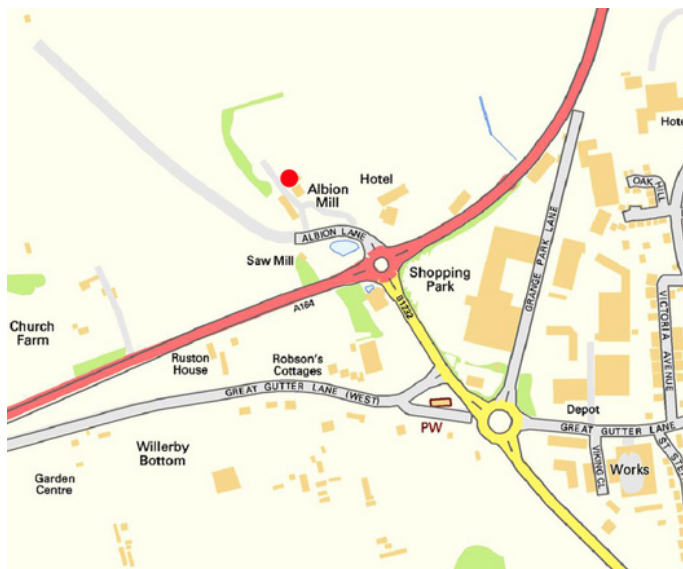


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Location

The Sidings forms part of the highly successful Albion Mills office complex. Situated on the eastern side of Albion Lane, Willerby, just off the A164 trunk road which is subject to a major improvement scheme (due to be completed in April 2024) and provides a natural connection between the Humber Bridge and Beverley in a popular West Hull location.

The Grade A office park is located adjacent to Willerby shopping park. Occupiers benefit from the excellent road links to the complex and also the great staff facilities which are close by including Waitrose and Santander, the Mercure Hotel and Total Fitness.



Terms

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

Rent & Lease Term

The rent and lease terms are available from the agents.

Repairs and Insurance

The tenant will be responsible for all repairs and decorations to the demised premises together with a reimbursement of the property insurance premium applicable thereto.

Service Charge

The tenant will be responsible for the payment of a fair proportion of the landlords expenses incurred in respect of the repair/maintenance of the common parts of the estate including the shared estate road, landscaping and car parking. Details in respect of the service charge are available from the agent.

EPC

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

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Accommodation

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

	sq m	sq ft
Ground Floor	220	2,368
First Floor	218.66	2,353
Mezzanine Offices	90.75	976
Total	529.25	5,697

Business Rates

The property will require assessing for rating purposes on completion.

VAT

The property is registered for VAT.

Contacts

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