



Meridian House, Scarborough Street, Hull, HU3 4TG

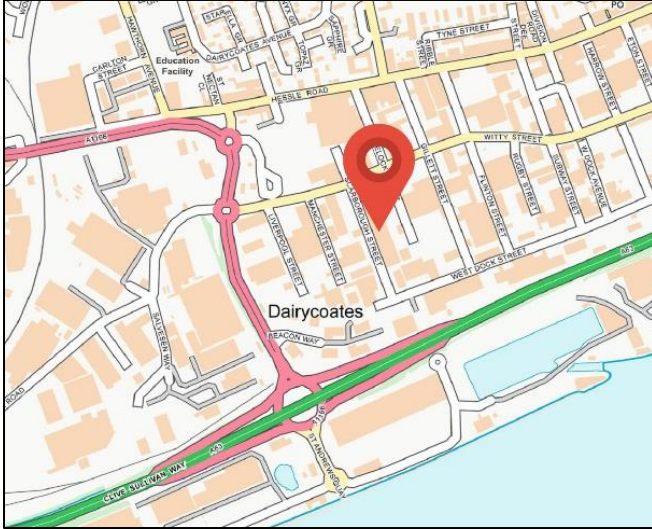
Offices To Let 335.06 sq m (3,618 sq ft) approx



Location

The property is located on the east side of Scarborough Street, close to the corner of its junction with Witty Street, approximately 1½ miles west of Hull city centre.

Situated in a well-established and popular business area, the property has easy access to the A63 linking to the national motorway network, but also allowing easy access into, out of and across the city of Hull.



Description

The property comprises a two storey complex which has been divided and extensively fitted out, to create a main reception, with offices, workrooms and stores on the ground floor, together with a range of offices and meeting rooms on the first floor.

The accommodation is to be newly decorated and carpeted by the outgoing tenant. It is heated and has fitted lighting.

Car parking is available with the offices.

Summary

- Self-contained offices, workrooms and stores
- 336.06 sq m (3,618 sq ft) approx
- Modern space at competitive terms
- Prominent location
- Private parking

Accommodation

The accommodation measured on a Net Internal Area basis briefly comprises:

	Sq m	Sq ft
Ground Floor		
Offices & Stores	121.87	1,312
WCs		
First Floor	214.19	2,306
Total	335.06	3,618

Secure car parking in adjacent site to be included in the lease term.

Terms

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

Rent

The commencing rent will be £5 per sq ft, exclusive of rates and all outgoing, payable quarterly in advance by Bankers Standing Order.

Lease Term

By negotiation

VAT

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

Repairs and Insurance

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

Business Rates

The Tenant will be responsible for the payment of rates. Enquiries with the Local Authority reveal that from April 2023 the premises have a rateable value of £10,500. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.

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: **13111**



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