



Merit House, Priory Park West, Hessle, East Yorkshire, HU13 3PB

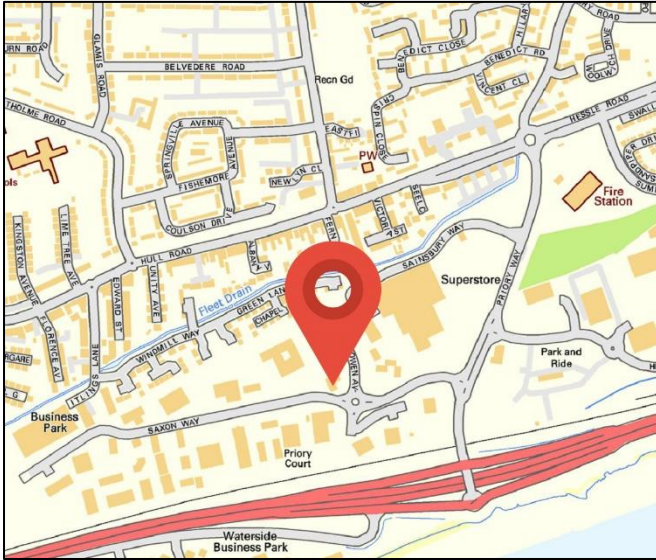
Offices To Let – 695.9 sq m (7,490 sq ft) with 44 parking on site.



Location

Merit House is located at the entrance to Priory Park West, one of the most popular business parks in the region, located some 4.5 miles west of Hull city centre.

Priory Park has excellent road connections with direct access to the A63 which connects Hull city centre to the national motorway network.



Description

This purpose built two storey property was, until recently, occupied by HSBC Bank and provides quality offices located over two floors, in a highly prominent location at the side of the estate.

Currently arranged to provide general and private offices the building is capable of reconfiguration to suit a particular occupiers needs. The offices will be newly carpeted and decorated by the outgoing tenants and has the benefit of air conditioning, as well as being lift served.

The building would make an ideal company office headquarters but is capable of being divided into smaller areas if required. Externally, the property has the benefit of extensive car parking providing some 44 spaces.

Summary

- Detached two storey purpose built offices
- High profile location at entrance to Priory Park West
- 44 parking spaces
- Lift served
- Capable of being sub divided on a floor by floor basis or let as a whole

Accommodation

The accommodation comprises, all areas are approximate and are measured on a Net Internal Area basis:

	Sq m	Sq ft
Ground Floor	334.4	3,600
First Floor	361.47	3,890
TOTAL NET AREA	695.87	7,490

Additional Floor Area

The site also has consent for the creation of a further additional 9,000 sq ft of accommodation if required which would then give a total of 16,000 sq ft within the complex. Further details are available from the agents.

Terms

The property is available To Let on the following terms and conditions.

Rent & Lease Term

Details are available from the agents.

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 thereto.

VAT

The property is registered for VAT and therefore all payments made to the Landlord will be subject to VAT.

Service Charge

If the property is divided into smaller areas then the tenant will be responsible for the payment of the landlords costs in respect of the repair/maintenance of the internal and external common areas, together with management of the same.

Business Rates

The Tenant will be responsible for the payment of business rates. Verbal/Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value/2021 rating list assessment for the entire premises of £73,500, which is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

EPC

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

TBC

Contacts

Nick Pearce

01482 626900 | 07774 100262
nick.pearce@pph-commercial.co.uk



Ben Cooper

01482 626912 | 07702 671380
ben.cooper@pph-commercial.co.uk



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The Hesslewood Estate
Ferriby Road, Hessle, HU13 0LG
01482 648888 pph-commercial.co.uk

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