



Clough Road, Hull
East Yorkshire, HU5 1SN
Offices To Let From 3,000 sq ft



Summary

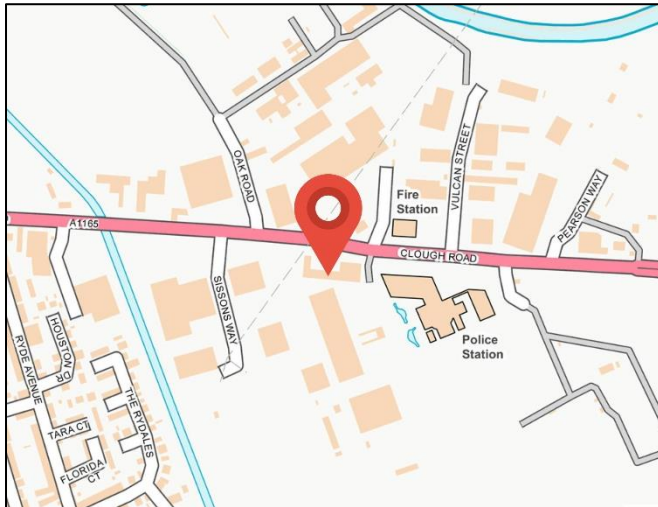
- Large floorplate offices suitable for call centers or similar use
- Prominent position
- Units created to suit occupiers requirements
- Yard and parking facilities

Location

The property is located on Clough Road (A1165), approximately 3 miles to the north of Hull Centre. The site is located approximately 4 miles from the A64, the main arterial route to Hull, providing access to the M62 motorway network.

Clough Road is an established commercial location with a mixture of out of town retail, industrial, office and leisure occupiers including Humberside Police, Humberside Fire & Rescue, The Range, Mecca, Smyths Toys, Go Outdoors, Currys PC World, Dunelm, Carpetright, Exercise 4 Less, J D Gyms.

Hull benefits from an established dock complex located approximately 3 miles to the south of the subject premises. Humberside airport is located approximately 20 miles away, with Leeds Bradford airport located 70 miles away



Description

The site extends to approximately 5.98 acres (2.43 hectares) and comprises a three storey office block and industrial/workshop space with external yard and parking areas. The site is accessed directly from Clough Road.

The existing commercial building comprises modern industrial space of steel portal frame construction. The building benefits from 4 dock level loading doors and 2 ground level access roller shutters, with access to the wider commercial block available from the warehouse.

The remainder of the commercial block comprises a mixture of offices, workshop and storage space, meetings rooms and a canteen.

Accommodation

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

	Sq m	Sq ft
Offices (Old Block)	1,364	14,685
Offices (New Block)	2,408	25,916

Terms

The property is available to let either as a whole or will split to suit an occupiers requirements.

Rent

Further details available from the agents.

Lease Term

By negotiation.

Business Rates

The Tenant will be responsible for the payment of rates.

VAT

The property is VAT registered.

EPC

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

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