

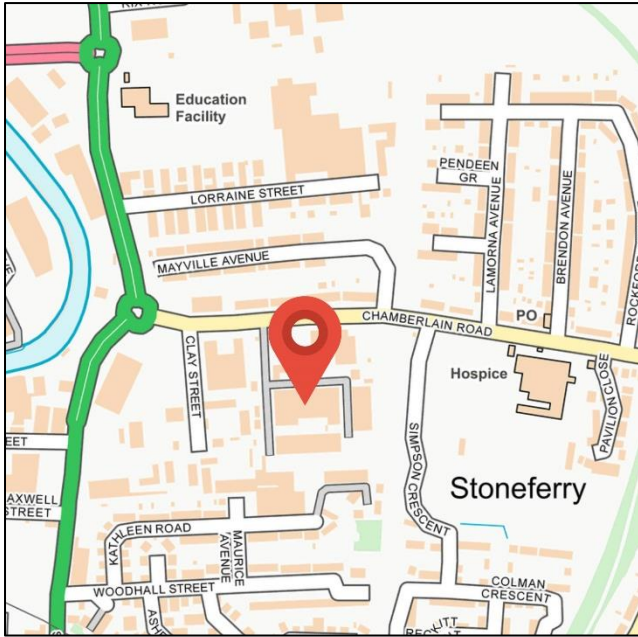


**The Base, Chamberlain Road Business Park,
Chamberlain Road, Hull, HU8 8HL**
Offices To Let From 124 sq ft up to 785 sq ft



Location

The Base, Chamberlain Road Business Park is a well-established office and industrial park centrally located within Kingston Upon Hull. The property is situated on the south side of Chamberlain Road, on the corner of its junction with Clay Street, just off Stoneferry Road.



Description

The site provides a combination of office and industrial/trade units and is in a well-established business location.

The available offices are currently undergoing full refurbishment to include new carpets, lighting and decoration and are available in a range of sizes.

The property is accessed via an electronically controlled reception with facilities available in the building including kitchen and WC facilities.

Externally, there is ample car parking available within the shared car parking area.

Summary

- Refurbished offices available To Let.
- Well-established business park close to Hull city centre
- On-site car parking
- Suites from 11.52 sq m (124 sq ft) to 72.92 sq m (785 sq ft)
- Available on flexible terms.

Accommodation

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

Suite	Area Sq m	Area Sq ft	Rent	Rates (RV)
Suite L0	11.52	124	£3,120	TBC
Suite L1	72.92	785	£15,700	TBC
Suite L7	15.23	164	£4,160	TBC
Suite L9	TBC	TBC	TBC	TBC
Suite U1	62.98	678	£13,560	TBC

Terms

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

Rent

The rentals are shown in the above table.

All rentals quoted are exclusive of rates, VAT and all other outgoings and payable monthly in advance by standing order.

Lease Term

By negotiation, however flexible terms may be available.

Repairs and Insurance

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

Business Rates

The Tenant will be responsible for the payment of business rates. The rateable values are shown in the table.

EPC

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

TBC

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