



The Town House, Priory Park West, Saxon Way, Hessle, HU13 9PB

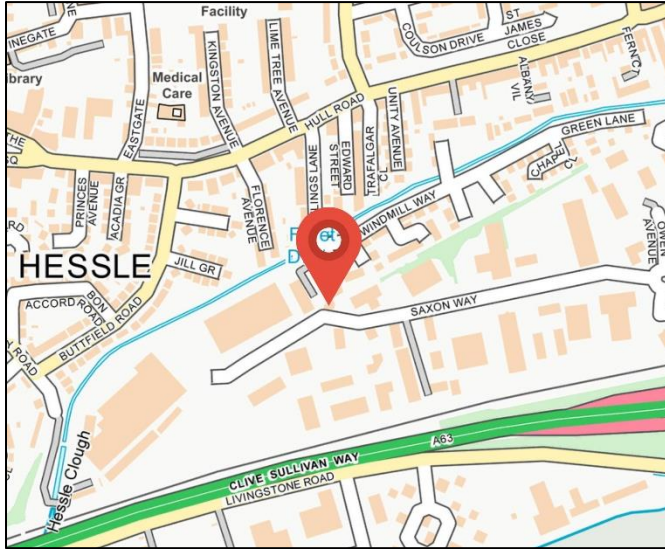
Office Suites To Let From 95.29 sq m (1,025 sq ft)
up to 191.85 sq m (2,064 sq ft)



Location

The property is located on Priory Park West which is one of the most popular business parks in East Yorkshire, approximately 4½ miles west of Hull city centre.

The location benefits from superb road links to the M62/A63 and Hull's main park and ride. The Clive Sullivan Way runs adjacent to the park which allows easy access into the city and national motorway network.



Description

These particular offices are situated on Priory Park West and comprise first and second floor offices with views over the Humber Bridge. The lift served offices are accessed by way of a shared ground floor entrance and have been fitted out to an excellent standard including air conditioning, suspended ceilings and Cat 5 cabling.

The offices have a predominantly open plan layout, however each floor also has a dedicated board room/private office together with balcony offering views over the Humber Bridge.

Externally the offices have dedicated car parking within the secure car park.

Summary

- High quality offices from 1,025 sq ft up to 2,064 sq ft
- Views over the Humber Bridge
- Onsite car parking
- Accessible location

Accommodation

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

	Sq m	Sq ft
First Floor Suite	95.29	1,025
Second Floor Suite	95.56	1,039
Total	191.85	2,064

Terms

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

Rent

The commencing rental will be based on **£11,950 per annum per suite**. The above rentals are quoted exclusive of rates, VAT and all other outgoings, payable quarterly in advance by Bankers Standing Order.

Lease Term

By negotiation.

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.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the exterior of the property together with cleaning, lighting and heating of any common areas and management of the same. Further details of the service charge are available from the Agents.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the Suites have the following rateable values:-

First Floor	£12,000
Second Floor	£10,250

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

VAT

We are advised that the property is registered for VAT purposes and therefore VAT will be charged on all payments made to the Landlord.

EPC

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

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