



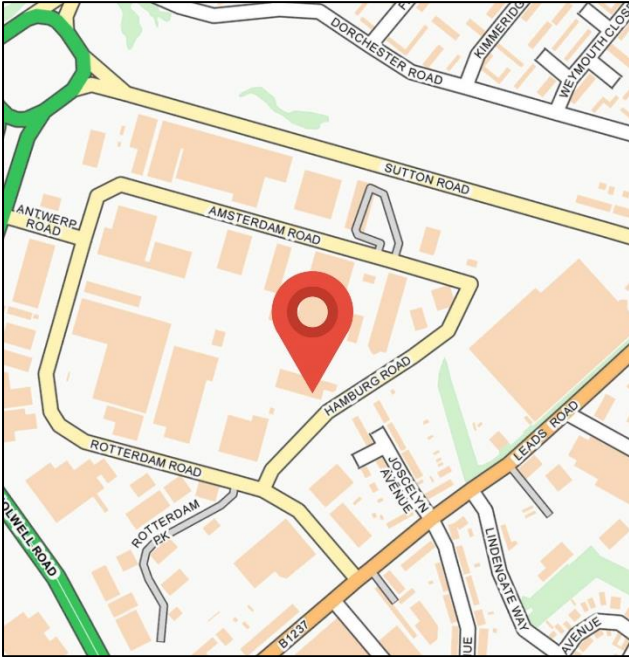
**Unit 2 Hamburg Park, Hamburg Road, Sutton  
Fields Industrial Estate, Hull HU7 0WD**  
Industrial For Sale 253.84 sq m (2,732 sq ft)



## Location

Hamburg Park is located in the heart of Sutton Fields which is Hull's largest industrial estate situated some 3½ miles north of the City Centre.

Road communication links to the estate are superb, with Sutton Fields connecting to both the inner and outer ring road allowing easy access into, out of and across Hull with the main docks on Hedon Road also within easy reach.



## Description

Unit 2 is of steel frame construction with an excellent eaves height and is divided internally to provide a main production/storage area with inbuilt office accommodation to both ground and first floor level. The unit has excellent vehicular access and a separate office entrance. The office and warehouse accommodation is fully fitted out for immediate occupation.

Externally, the units benefit from a secured shared yard area with appropriate car parking allocated to each unit.

## Summary

- High quality unit in heart of Sutton Fields Industrial Estate
- The unit extends to 253.84 sq m (2,732 sq ft)
- Excellent road links into, out of and across Hull
- High quality fully fitted inbuilt offices

## Accommodation

The accommodation, measured on a gross internal area basis, briefly comprises:

	Sq m	Sq ft
<b>Ground Floor</b>		
Factory/Warehouse/Office	221.18	2,380
<b>First Floor</b>		
Office	32.66	351
<b>Total</b>	<b>253.84</b>	<b>2,732</b>

## Terms

The property is available for sale on the following terms and conditions.

## Price

The price is £280,000 plus VAT (subject to contract).

## Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's future expenses incurred in respect of the repair/maintenance of the common service yard, landscaping and access road although this is expected to be of a nominal nature.

## VAT

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

## Business Rates

The purchaser will be responsible for the payment of rates.

## EPC

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

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