



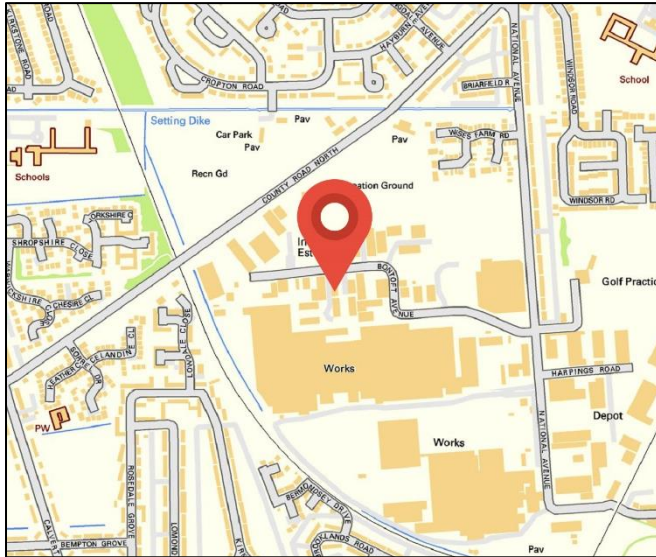
**Unit 6 National Industrial Estate,
Bontoft Avenue, Hull, HU5 4HF**
Industrial To Let 69.68 sq m (750 sq ft)



Location

The units are located on the north side of Bontoft Avenue, close to the main entrance to the estate from National Avenue, which in turn provides access to County Road North. The estate itself is situated approximately 4 miles north west of Hull City Centre.

Communication links to Bontoft Avenue are good with County Road North forming part of Hull's orbital ring road, which in turn connects with the A63 Clive Sullivan Way, providing easy access to the city centre and local motorway network.



Description

The units are constructed on a steel portal frame with brick and blockwork to a height of 2m and thereafter clad in insulated sheet metal. The units benefits from kitchen and WC facilities. 3 phase electricity, roller shutter door access and fluorescent strip lighting.

Externally there is a shared service yard and dedicated car parking for all units.

Summary

- Modern industrial unit 69.68 sq m (750 sq ft)
- Popular west Hull location
- New lease available
- Large shared yard and private car parking
- Would suit numerous uses

Accommodation

The accommodation briefly comprises all areas are approximate on the following basis.

	Sq m	Sq ft
Unit 6	69.68	750

Terms

The unit are available to let on the following terms and conditions, subject to formal lease.

Rent

The commencing rental will be £7,000 per annum exclusive of rates, VAT and all outgoings payable monthly in advance by Bankers Order.

Lease Term

A minimum term of 3 years is available

Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises. The Landlord insures the building and the Tenant is required to reimburse the property insurance premium applicable thereto.

VAT

The estate is registered for VAT.

Service Charge

The Tenant will be responsible for all repairs and decorations to the demised premises. The Landlord insures the building and the Tenant is required to reimburse the property insurance premium applicable thereto.

Business Rates

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has a rateable value of £4,050. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

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

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