



**Priory Tec Park, Priory Park West
Hesse, Hull,
HU13 9PB**

#9653/2024B

Priory Tec Park

Priory Park West, Hessle, Hull HU13 9PB



Agreement

To Let



Detail

Offices



Rent

Unit 28 - £7,500 p.a.x
Unit 29 - £7,500 p
Unit 30 - UNDER OFFER
Unit 31B - LET



Size

Unit 28 - 139 sq m (1,500 sq ft)
Unit 29 - 139 sq m (1,500 sq ft)
Unit 30 - 124 sq m (1,344 sq ft)
Unit 31B - 48 sq m (519 sq ft)



Location

Hull, HU13 9PB



Property ID

#9653/2024B

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE
BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com
07929 105394
01522 544515

CARL BRADLEY
Clark Weightman

Director

07971 875863

carlbradley@clarkweightman.co.uk

Property

The Business Park comprises a range of office suites incorporating painted plastered walls, suspended ceilings, data network points, air conditioning and staff/ WC facilities.

Some of the accommodation is available as a whole or could be split into separate units.

Externally, each unit benefits from allocated parking.

Accommodation

Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following **NIA** floor areas:

Area	m ²	ft ²
Unit 28	139	1,500
Unit 29	139	1,500
Unit 30 - UNDER OFFER	124	1,344
Unit 31B	LET	

Energy Performance Certificate

Unit 28 : C72

Unit 29: C72

Unit 30: C52

Unit 31B: D87

Services

We understand that mains supplies are available and connected to the properties. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers..

Town & Country Planning

We understand that the properties have consent for use as Offices falling within Class E(g)(i) (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own enquiries to the Local Planning Authority.

Rates

Charging Authority:	Hull City Council	
Description:	Office and Premises	
Rateable value:	Units 28/29	£23,000
	Unit 30	£12,750
	Unit 31B	£5,200
UBR:	0.546	
Period:	2024-2025	

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The units are available **To Let** by way of a Full Repairing and Insuring lease, for a period of years to be agreed.

Rent

Unit 28 - £7,500 per annum exclusive

Unit 29 - £7,500 per annum exclusive

Unit 30 - UNDER OFFER

Unit 31B - LET

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The premises are located at the heart of the popular Priory Tec Park that occupies a strategic location just off the A63 dual-carriageway, 5 miles west of Hull City Centre.

The Business Park is surrounded by a range of complementary leisure business and retail facilities providing quick access to Hull Docks, Humber Bridge and motorway networks as well being in close proximity to the Park and Ride and main line train station.







