



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

#9653/20211







# Priority Tec Park

Priority Park West, Hessle, Hull HU13 9PB



Agreement

To Let



Detail

Offices



Rent

From £7,500 pax



Size

from 65 sq m (700 sq ft) to  
278 sq m (3,000 sq ft)



Location

Hull, HU13 9PB



Property ID

#9653/20211

**For Viewing & All Other Enquiries Please Contact:**



**CAMERON MCRAE**  
BSc (Hons)

Surveyor

cameron.mcrae@bankslong.com

07587 457470

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 <sup>2</sup>	ft <sup>2</sup>
Unit 15A	65	700
Unit 15B	76	818
Unit 15a & 15b combined	141	1,518
Unit 28	139	1,500
Unit 29	139	1,500
Unit 32	139	1,500

## 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

<b>Charging Authority:</b>	Hull City Council	
<b>Description:</b>	Office and Premises	
<b>Rateable value:</b>	Unit 15A/B	£6,900
	Units 28/29	£27,000
	Unit 32	£14,500
<b>UBR:</b>	0.512	
<b>Period:</b>	2022-2023	

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 15A	£10,000 per annum exclusive
Unit 15B	£10,000 per annum exclusive
Unit 28	£7,500 per annum exclusive in <b>Year 1</b>
Unit 29	£7,500 per annum exclusive in <b>Year 1</b>
Unit 32	£7,500 per annum exclusive in <b>Year 1</b>

## 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.



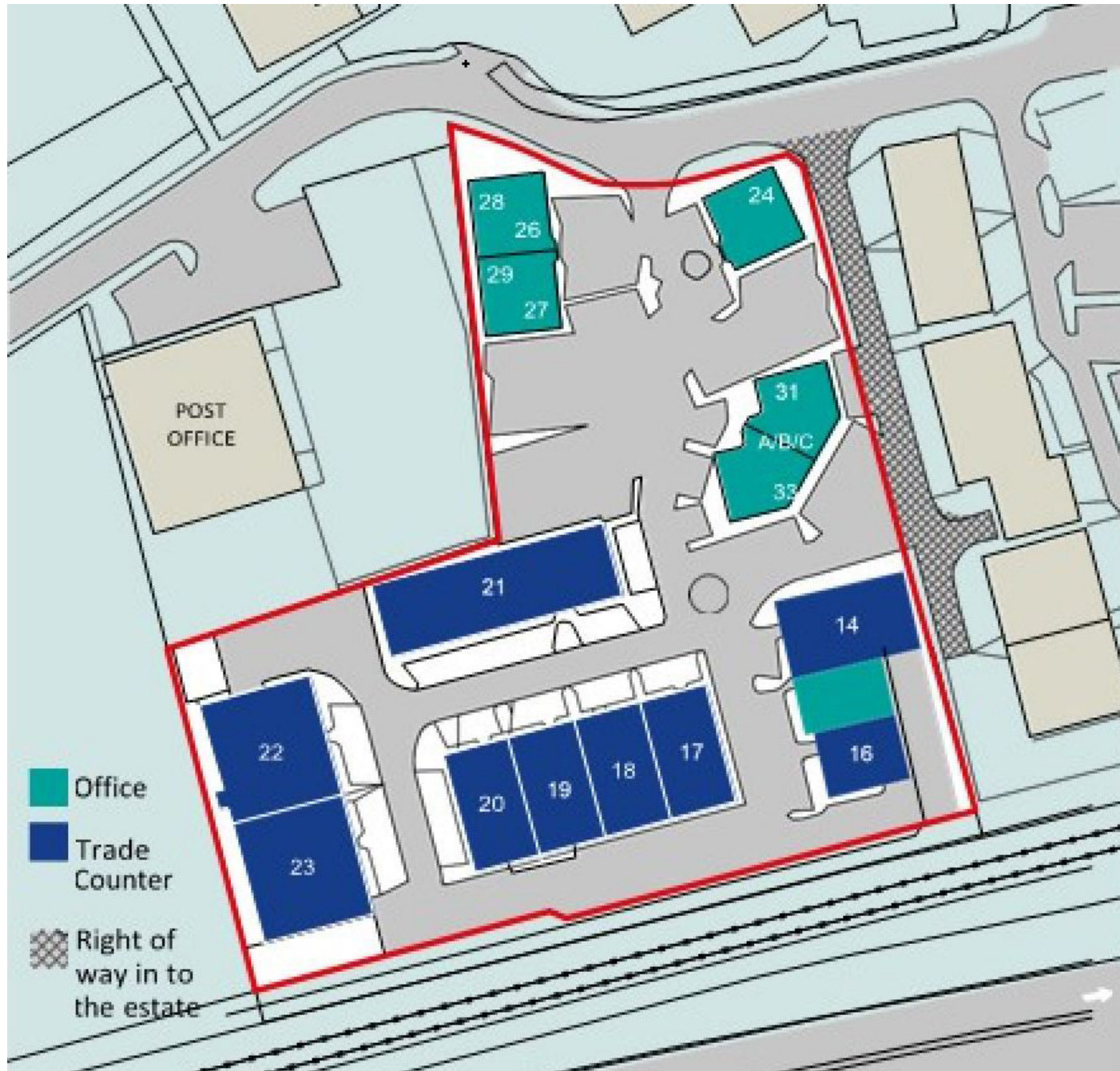
















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