

penrose commercial

To Let

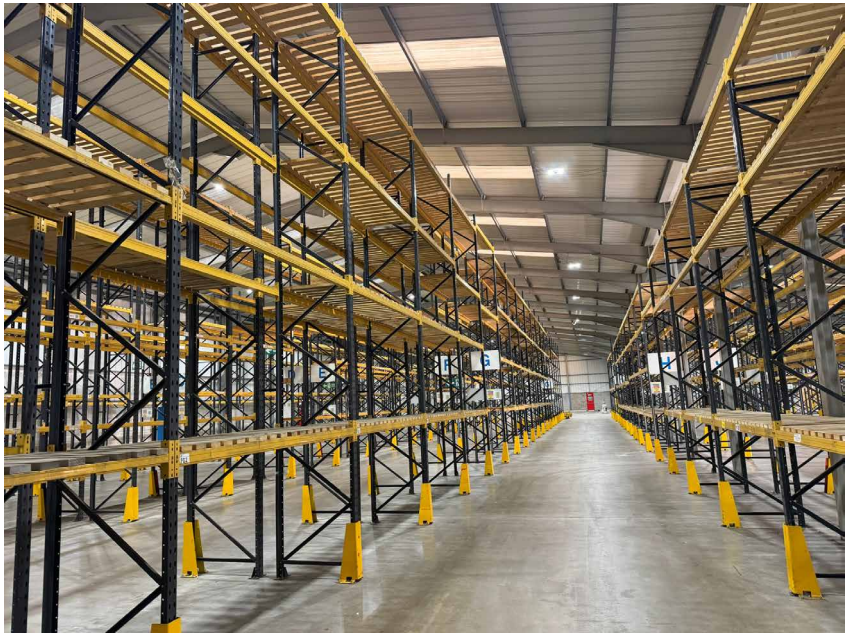
4191.2 sq m (45,113 sq ft)

Unit 39, Stoneferry Park, Foster Street

Hull, HU8 8BT

INDUSTRIAL





- Detached double bay industrial unit
- Large secure service yard with HGV parking
- Separate car parking for approx. 30 cars
- 3 roller shutter doors
- Available on a new lease

Location

The property is located approximately 1.5 miles to the north of Hull city centre, in the established industrial location of Stoneferry Industrial Estate. Access to the property is at the end of Foster Street. The site is bound by the River Hull to the west and a railway line to the north. Nearby occupiers include Ashcourt, MKM, SGS Scaffolding and Stagecoach.

Description

The property comprises a steel portal framed double bay warehouse with incorporated offices, server room, toilets and staff canteen. There are 3 electronically operated roller shutter doors to the warehouse. The warehouse has an eaves height of 7.5m.

Externally is a secure yard with parking for 13 HGVs. To the rear of the property is an additional secure parking area for approximately 30 cars.

Accommodation

The accommodation is measured on a gross internal area basis and comprises:

	Sq m	Sq ft
Warehouse	4,039.9	43,485
Offices	151.3	1,628
TOTAL	4,191.2	45,113
Mezzanine	151.3	1,628

Terms

The property is available on a new lease on the following terms and conditions.

Rent

£270,750 per annum, exclusive of rates, VAT and all other outgoings, payable quarterly in advance by bankers standing order.

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The Ergo, Bridgehead Business Park
Meadow Road, Hessle, HU13 0GD

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Lease Term
5 years or longer in multiples of 5 years.

Repairs and Insurance
The tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the insurance premium applicable to the building.

VAT
The property is registered for VAT, therefore all payments under the lease will be subject to VAT.

Business Rates
The Tenant will be responsible for the payment of rates. Internet enquiries reveal the unit has a current rateable value of £154,000. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is available on the property, or if the rateable value is under appeal.

EPC
A copy of the Certificate and Recommendations Report is available on request.
Rating C (61)

C 61

Contacts

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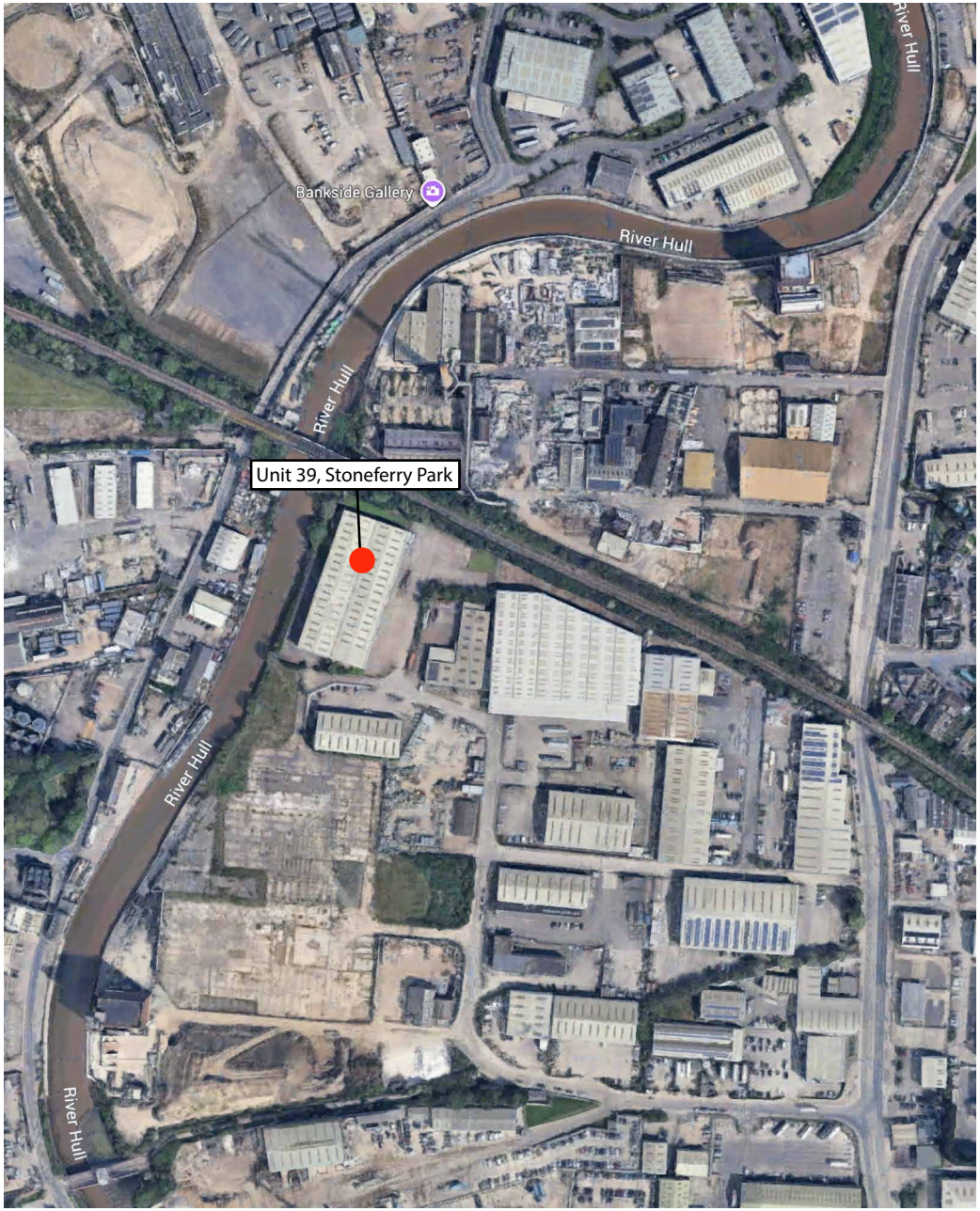
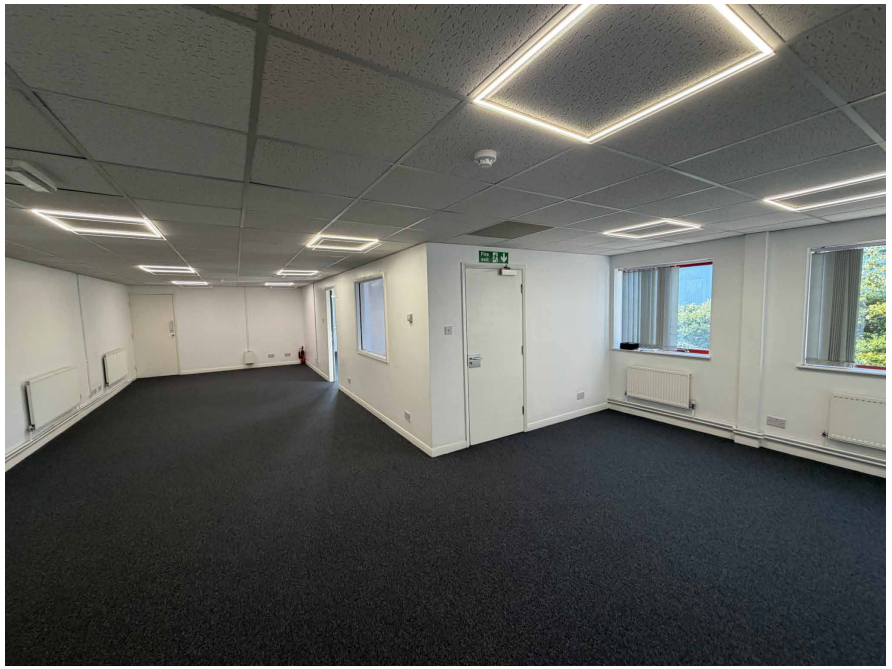
November 2026











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