

TO LET - SUBSTANTIAL INDUSTRIAL / MANUFACTURING COMPLEX

WOODHOUSE STREET, CRAVEN STREET SOUTH
HEDON ROAD, KINGSTON UPON HULL, HU9 1AP



KINGSTON UPON HULL

Kingston Upon Hull is a top 20 UK city in terms of population.

Kingston Upon Hull was UK City of Culture in 2017 generating major inward investment.

Kingston Upon Hull is located on the River Humber which is the UK's busiest estuary port complex and gateway to Northern Europe.

Kingston Upon Hull is becoming recognised as the 'Green Capital' of the UK, home to the rapidly growing wind turbine industry lead by Siemens Gamesa.

Kingston Upon Hull has the most quickly expanding ultra fast broadband network in the UK (operated by KCOM, the UK's only private telephone company).

Kingston Upon Hull has easy access to the beautiful surrounding North Yorkshire National Park and outstanding East Yorkshire Coast.

Major employers in Kingston Upon Hull include :

SIEMENS Gamesa
RENEWABLE ENERGY

arco
Experts in Safety

CRODA

smith&nephew

ABP

ASSOCIATED
BRITISH PORTS

ideal
HEATING

MKM
BUILDING SUPPLIES

KCOM

INEOS

bp

TRANSPORT LINKS

Transport in and out of Hull has never been easier. The M62 motorway, one of the main east-west routes in the north of England, connects Hull to Leeds and beyond.

Trains leaving Hull Paragon Interchange, the city's major transport hub, run regularly to many surrounding towns and villages, and if you cannot get a train you will certainly be able to catch a bus.

Seven direct rail services run to London from Hull every day (Mon-Fri) in as little as 2 hours 40 minutes and an hourly service connects the city to Leeds and Manchester. A twice hourly service runs to Doncaster and Sheffield.





Docks

Siemens

Hedon Road

M62/ M1

Car Park



Humber Bridge

City Centre

Hedon Road

Woodhouse Street 5



Car Park

WOODHOUSE STREET, CRAVEN STREET SOUTH, HEDON ROAD, HULL

SITUATION

The property is situated off Hedon Road which forms part of the main road into and out of Hull, linking Hull Docks to the UK's motorway network. The property is located half a mile from Hull Centre with easy access to all parts of the City and 4 miles from the Humber Bridge.

DESCRIPTION

The complex is formed out of large interconnecting steel frame bays and incorporates a range of offices at ground and first floor. Vehicle access into the building is from various doors from both Woodhouse Street and Craven Street South

Two service yards provides additional access from Woodhouse Street. Separate staff parking is included on Craven Street.

The property comprises (Areas approximate)

Reception Offices	Ground & First Floor	95.0 Sqm	1,024 Sq.ft
Bay 1	Warehouse and mezzanine	459.8 Sqm	4,947 Sq.ft
Bay 2 (Double)	Warehouse and office	1,405.1 Sqm	15,125 Sq.ft
Bay 3	Warehouse and mezzanine	589.04 Sqm	6,341 Sq.ft
Total		2,548.94 Sqm	27,437 Sq.ft

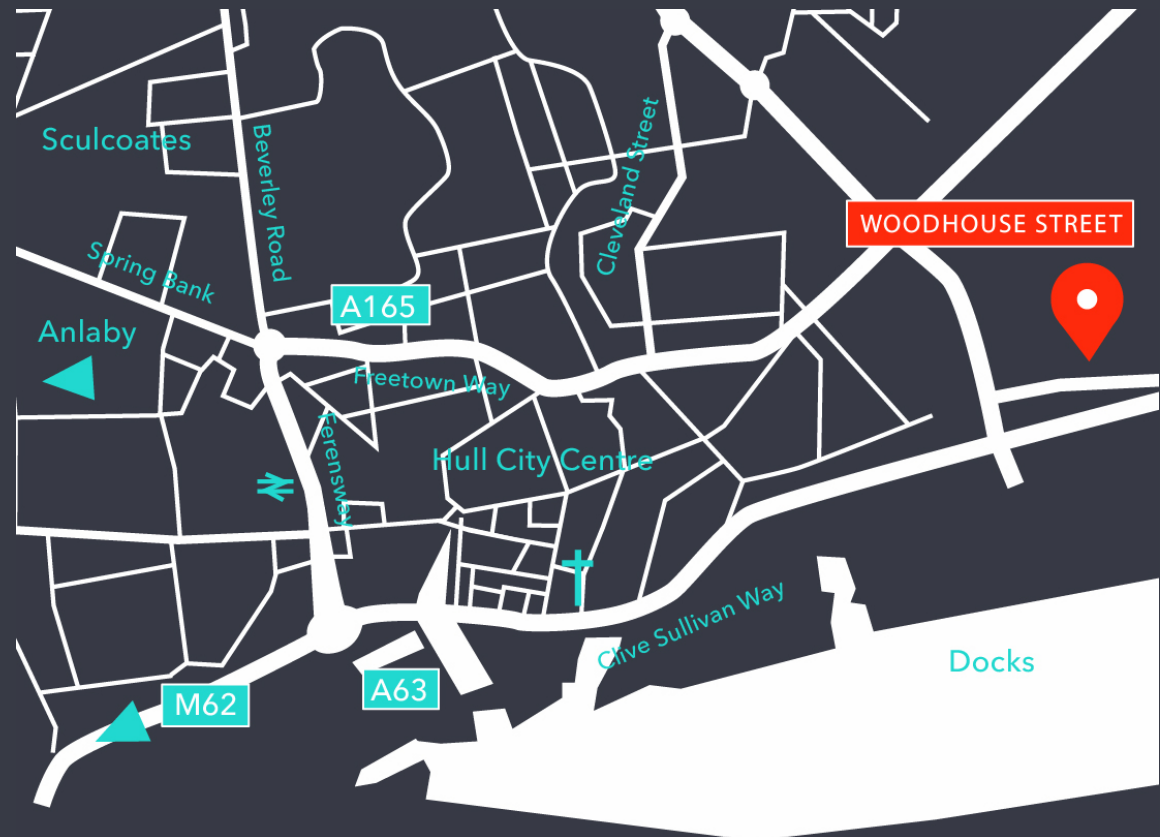
Plus staff car park.

RATES

The property has a rateable value of £54,500. Interested parties are advised to confirm the accuracy of the above figure by contacting Hull City Council directly and to establish if the rateable value is under appeal.

TERM

The property is available on the following terms



RENT

£90,000 per annum

TERM

5 years or longer subject to 5 year rent reviews

REPAIRS

The tenant will be responsible for all repairs and decorations.

INSURANCE

The tenant will reimburse the landlord for the cost of insuring the building.

VAT

Does not currently apply.

EPC

An Energy Performance Certificate is available on request.



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VIEWING / FURTHER INFORMATION, CONTACT:

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACT

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