

penrose



To Let

120.5 sq m (1297 sq ft)

Suite 3, Carmelite House
Posterngate, Hull, HU1 2JN

OFFICES

CULTURE IN HULL CITY CENTRE

Hull is a city that has often been overlooked but there is a lot more to Hull than meets the eye. Hull is a hub for exchange of ideas and free thinking, something that has been passed down from years gone by, just look at William Wilberforce (abolitionist) and Amy Johnson (Aviator).

Hull was awarded the City of Culture in 2017, an accolade awarded by the Department for Digital, Culture, Media and Sport every four years in the UK. This acted as a springboard for national attention and instilled a new sense of pride in the City's residents.

Hull hosts an annual award winning Freedom Festival, celebrating the life of Hull's most famous son, William Wilberforce. Typically held at the end of August, The city is filled with dance, street theatre, music and exhibitions.

Hull Truck Theatre label's itself as 'producing and presenting inspiring theatre that reflects the diversity of modern Britain'. A theatre created by Mike Bradwell in the late 1970's that has continued to foster the talents of many local and international actors.

The city is home to the impressive MKM stadium which opened it's doors to major league football and rugby in 2002. The multi purpose facility hosts many international sporting fixtures alongside huge sell out arena tours for artists including R.E.M, Elton John and Neil Diamond.

The Bonus Arena is the newest state of the art venue in the City. Since opening in 2018 the arena has hosted shows from van Morrison, The Courteeners and Kaiser Chiefs.



Freedom Festival 2018



City of Culture light show on the Maritime Museum



Hull Truck Theatre



Light Show on the Deep as part of the City of Culture



Bonus Arena

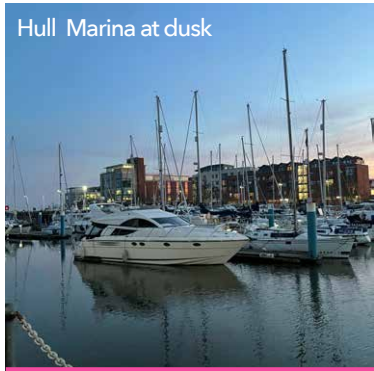




Humber Street, Fruit Market at dusk



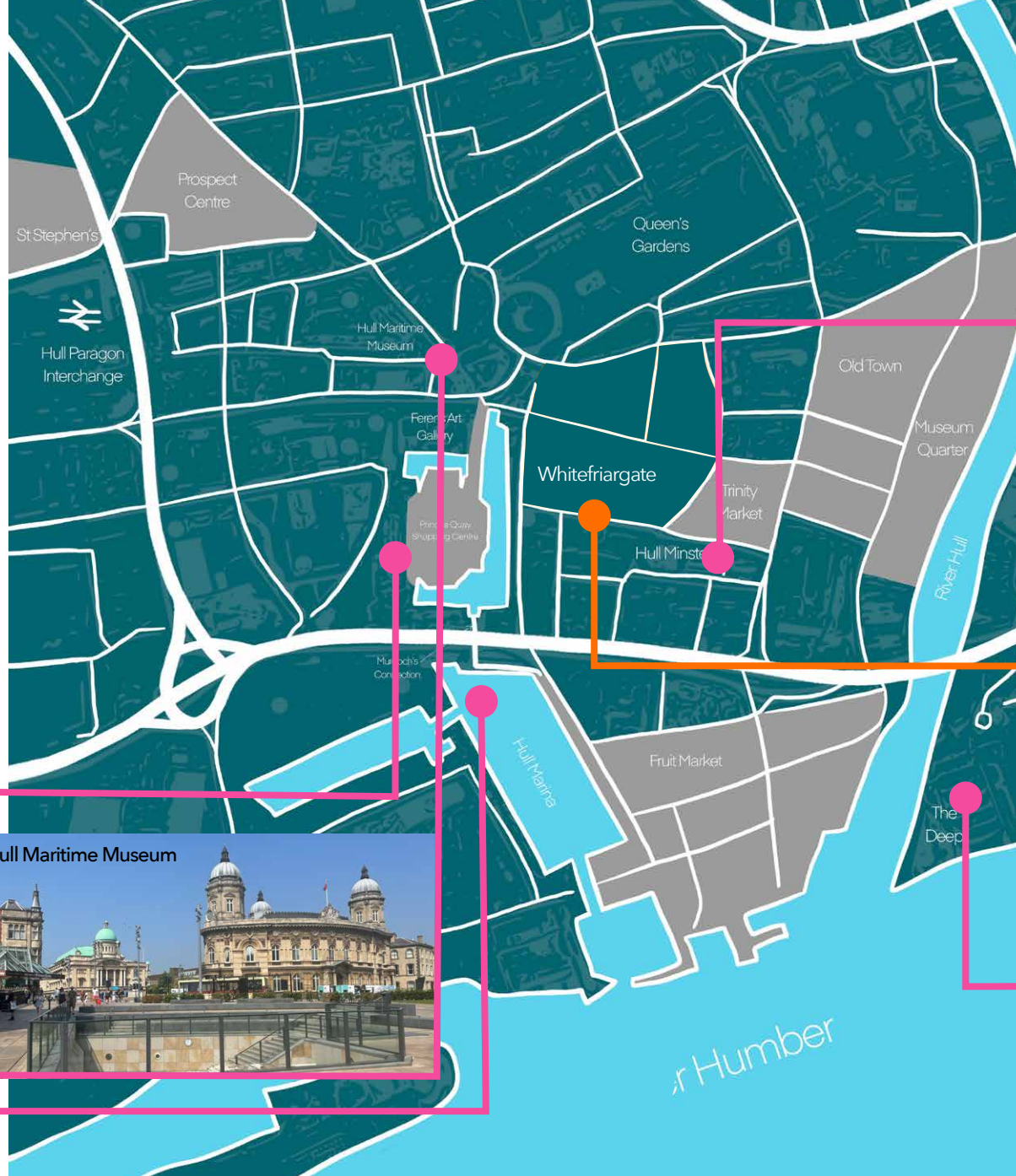
Princes Quay Shopping Centre



Hull Marina at dusk



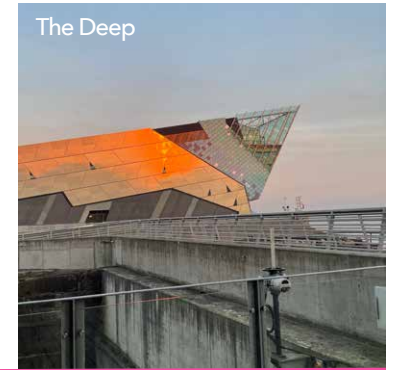
Hull Maritime Museum



Hull Minster



Carmelite House



The Deep

Suite 3, Carmelite House, Posterngate, Hull, HU1 2JN

- Attractive city centre offices fitted to a high standard
- Open plan and general office areas
- Car parking spaces in forecourt at front of premises available by separate negotiation
- immediate availability

Location

Carmelite House is situated on the north side of Posterngate forming part of Hull's old town business district.

Situated just off Trinity Square, Posterngate runs parallel to Whitefriargate. Occupiers of the building are able to take full advantage of the excellent shopping and leisure facilities within the area.

Description

This imposing Listed building is maintained to a very high standard and comprises four office suites (with Suite 3 currently available).

The offices are carpeted, benefit from category 2 lighting, central heating and private WC facilities.

The main entrance area is controlled by a security system.

The offices are suitable for a wide variety of business uses and are available for early occupation.

Accommodation

The accommodation briefly comprises (all areas and dimensions approximate):

	Sq m	Sq ft
4 large office plus store		
TOTAL	120.5	1297

Terms

The offices are available on the following terms:

Rent

£11,500 per annum exclusive of rates, VAT and all other outgoings, payable quarterly in advance by Bankers Order.

Lease Terms

3 years or longer by negotiation.

Repairs

The Tenant will be responsible for all internal repairs and decorations to the demised premises.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the external and all common parts plus insurance.

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 £10,750. Interested parties are recommended to confirm the rateable value directly with the local authority before proceeding to complete a lease.

VAT

VAT will be charged on all payments made to the Landlord

EPC

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

Contacts for viewing

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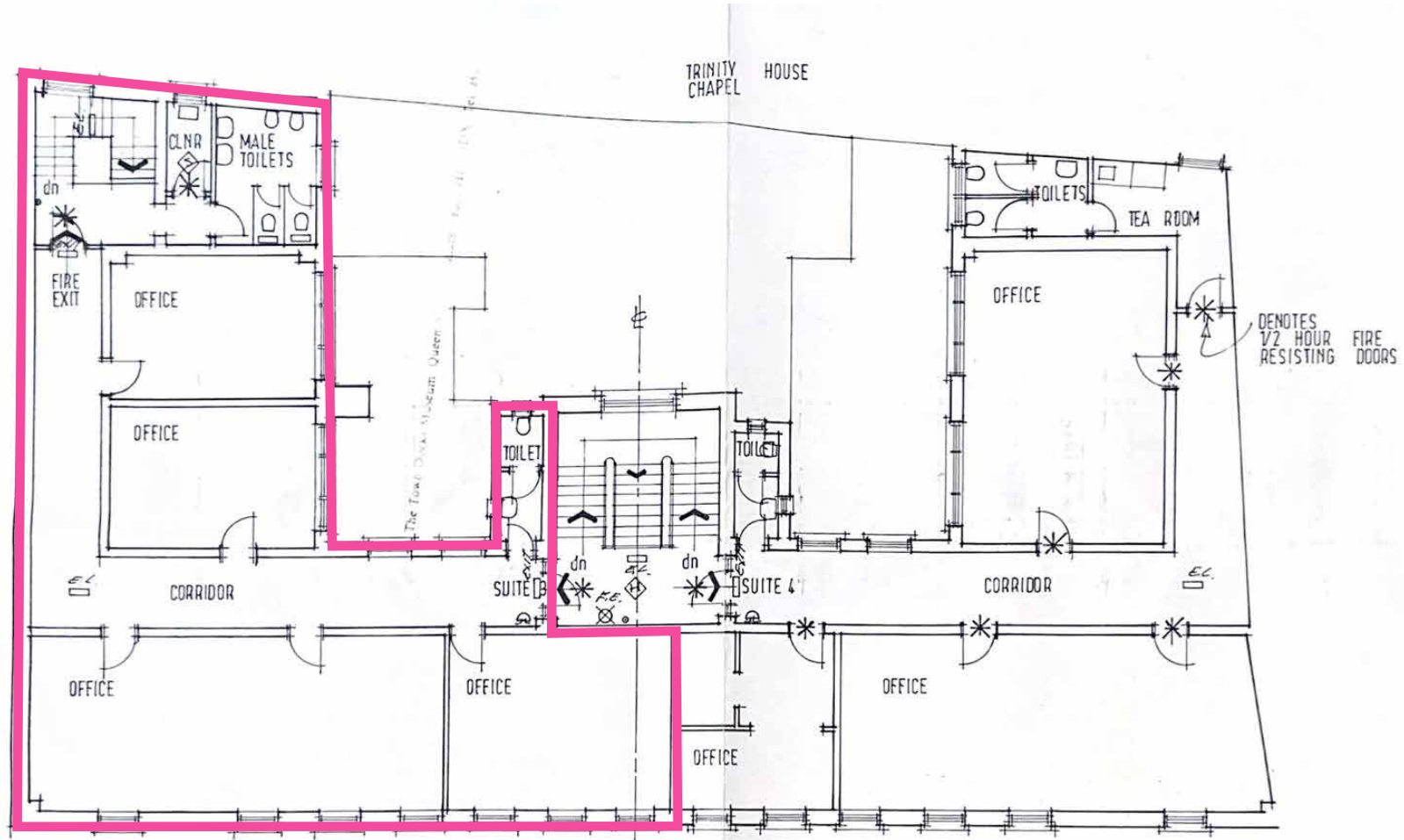
Matt Penrose

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June 2022



FIRST FLOOR PLAN - CARMELITE HOUSE

THE HULL TRINITY HOUSE
ESTATES DEPARTMENT
CARMELITE HOUSE
POSTERNGATE

FOR IDENTIFICATION ONLY. BOUNDARIES TO BE CHECKED WITH LEASE PLAN