

To Let

From 84.8 sq m (913 sq ft)

17a Whitefriargate

Hull, HU1 2ER

OFFICES / MULTIFUCTIONAL ACCOMMODATION

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.

Connexin Live 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 Cuture light show on the Maritime Museum


Hull Truck Theatre


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



Connexin Live

HULL 2017 UK City of Culture

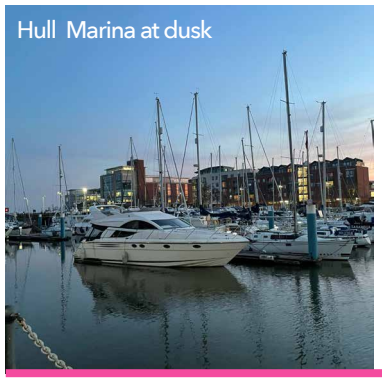
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The Ergo, Bridgehead Business Park
Meadow Road, Hessle, HU13 0GD

T : 01482 250000
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Humber Street, Fruit Market at dusk


Princes Quay Shopping Centre

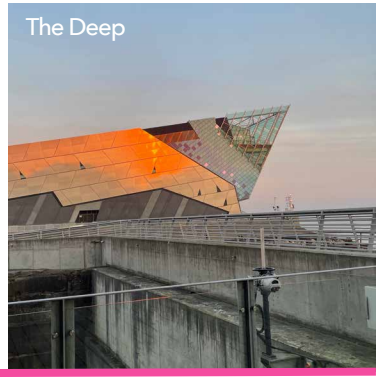

Hull Marina at dusk


Hull Maritime Museum


Hull Minster



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The Deep

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17a Whitefriargate, Hull, HU1 2ER (First Floor)

- First Floor accommodation.
- Suitable for many other uses such as offices, hairdressers etc.
- Private ground floor entrance directly off Whitefriargate.
- Available immediately.
- Very competitive terms

Location
Located in East Yorkshire, Kingston upon Hull is a major city and international port, situated on the north bank of the Humber estuary. The city has experienced vast regeneration after being awarded UK City of Culture in 2017. Hull is a leading pioneer in the UK renewable energy market through Siemens Gamesa Renewable Energy site.

Hull has excellent road connections via the M62, M18 and M180 motorways, with the Humber Bridge providing access to Humberside International Airport, and London, Kings Cross only 2.5 hours direct train journey away.

Within easy walking distance of the museum quarter, the internationally renowned Deep submarium, the Marina and with a vast array of shops, cafes, bars and leisure facilities, Whitefriargate has it all.

Description
The property has direct and private access to Whitefriargate leading to a range of accommodation
Total Area 84.8 sqm (913 sqft)

Rates
Internet enquiries indicate the accommodation has a rateable value of £7,800
The current rate in the pound for small properties is 38.2p or 43.0p. Occupiers however may not be liable for the payment of rates (subject to conditions). Interested parties should confirm the above information is correct before completing a lease

Term
Available on a 3-year lease or longer with 3-year rent review

Repairs
The tenant will be liable for internal repairs and decorations and maintenance decorations of the windows

Rent
£8,500 per annum

Service Charge
A fixed service charge will be levied for the landlords costs of repair to the main structure.

Insurance
The tenant will pay a fair percentage of the cost of insuring the building

VAT
All payments under the lease are subject to VAT

EPC
The property has an EPC rating of D87

D 87

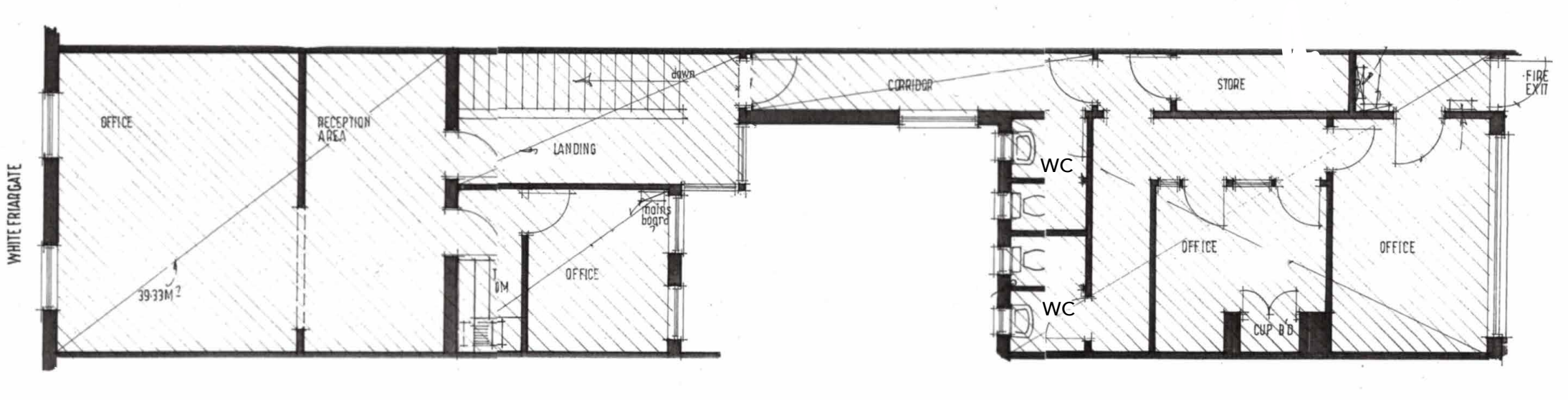
Contacts for viewing

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November 2026



FOR IDENTIFICATION ONLY. BOUNDARIES TO BE CHECKED WITH LEASE PLAN

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