



TO LET

(available by way of sub-lease / assignment)

Rent -
£225,000 p.a.
(£5.01 per sq ft)

The premises provide the following approximate gross internal floor area:

44,896 sq. ft.
(4,171 sq. m.)

Unit 39 Foster Street, Stoneferry Park, Hull, HU8 8BT

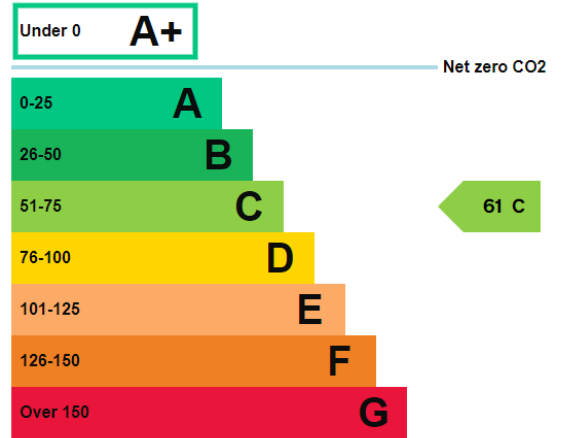
Modern industrial unit in excellent state of repair located on the established Stoneferry Industrial Estate.

Industrial / Warehouse premises located of the A1165 Stoneferry Road in Hull. The property is available by way of sub-lease/assignment. Consideration may be given to a new FRI lease.

Highlights

- Established industrial & logistics location.
- Large secure yard with HGV parking spaces.
- Warehouse fitted with racking and fork-lift charging stations.
- Close proximity to the centre of Hull.
- Dedicated secure car park

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Location

The subject property is located 1.5 miles to the north of Hull city centre on the established Stoneferry Industrial Estate. Access to the property is off Foster Street which connects with the A1165, Stoneferry Road 0.5 miles to the east. The property is bound to the north by a freight rail line, to the east and south by neighbouring industrial uses and to the west by the River Hull. The surrounding area is typified by industrial, trade and logistics operators. Neighboring occupiers include Aschcourt Group, MKM, Rexel, Triumph Fabrications, S.G.S Scaffolding and Premier Aggregates.

Specification

- Detached double-bay industrial unit of steel portal frame construction.
- 7.2m eaves height to Warehouse, 6.5m to haunch and 9.4m to apex.
- Three electronically operated roller shutter doors.
- Ancillary office space with staff canteen, server room, and WCs.
- Reinforced concrete slab.
- Secure yard with 13 HGV parking spaces.
- Dedicated car parking for approximately 22 cars.
- Shared access road with secure yard / parking area.
- All mains utilities available.
- Option to make use of existing racking and fittings.

Accommodation

The premises provide the following gross internal floor areas:

Floor	Area (sq. ft.)	Area (sq. m.)
Warehouse	43,255	4,018.48
Offices	1,641	152.46
Total	44,896	4,170.94
<i>Mezz Level</i>	<i>1,641</i>	<i>152.46</i>

Terms

The property is available by way of sub-lease or assignment of the existing lease expiring on 15 March 2027 at a passing rent of £225,000 p.a. exclusive. Consideration will be given to a new full repairing and insuring lease.

Business Rates

Interested parties are advised to contact the Local Rating Office to determine rates payable.

EPC

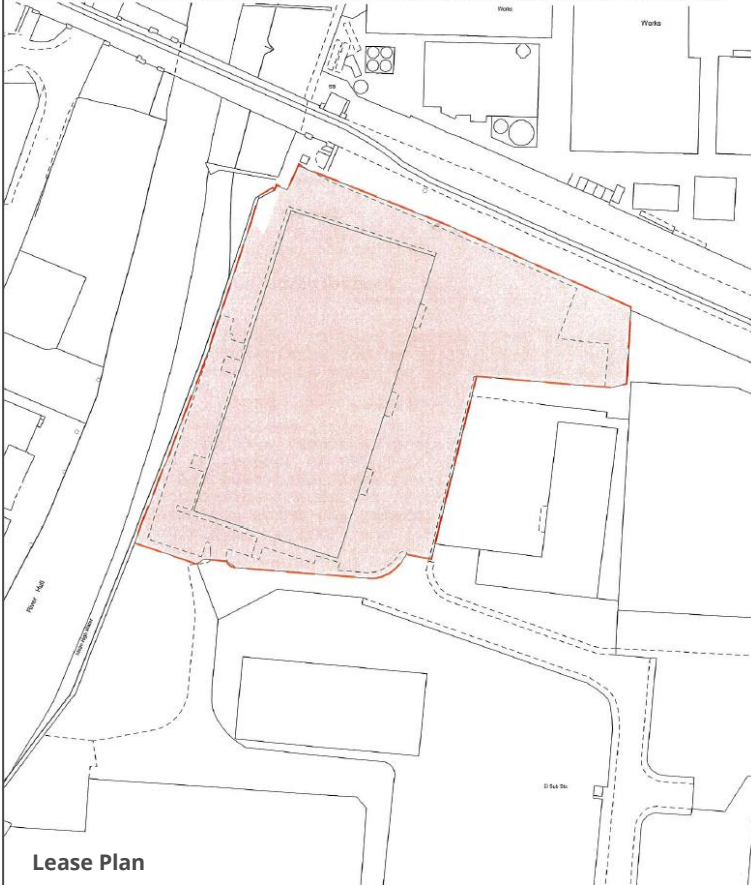
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Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.



Lease Plan



Location Plan

Colliers

Viewing strictly by appointment:

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