

# 13 WATERSIDE PARK, LIVINGSTONE ROAD, HESSLE, HU13 0EG

OFFICES TO LET 156 sq m (1,680 sq ft)



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Chartered Surveyors & Commercial Property Consultants



## LOCATION

Waterside Park is a prestigious and well established business park located some 4.5 miles west of Hull city centre, adjacent to the A63 Orbital Ring Road.

Situated on the banks of the River Humber and overlooking the Humber Bridge, the business park benefits from easy access to all the local amenities offered within the nearby township of Hessle and has dual carriageway links from the location to the city centre or to the M62 motorway.



## DESCRIPTION

The property comprises a two storey purpose built office building of traditional construction, providing offices over two floors with the ground floor suite being available to lease.

Internally, the offices are centrally heated, have suspended ceilings and recessed lighting, together with all the usual staff facilities and are mainly open plan with some private offices and will be newly decorated and carpeted.

Externally, the offices have the benefit of 7 dedicated car parking spaces around the building.

## SUMMARY

- Ground Floor Office Suite
- 156 sq m (1,680 sq ft)
- Easy access to the A63/M62
- Well fitted out offices
- Newly decorated/ carpeted
- 7 car parking spaces available

## ACCOMMODATION

The accommodation measured on a gross internal area basis, briefly comprises:

	Sq m	Sq ft
<b>Ground Floor</b>	156	1,680

## TERMS

The offices are available to rent on the following terms and conditions.

## RENT

The rent will be based on £19,750 pa exclusive of rates, VAT and all other outgoings. The property is registered for VAT.

## BUSINESS RATES

The Tenant will be responsible for the payment of rates. Internet enquiries with the Local Authority reveal the premises are currently have a rateable value of £13,750. Details on the rates payable are available from the agent.

## REPAIRS AND INSURANCE

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable thereto.

## 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 common parts of Waterside Park, including the roads, drainage, car parking and landscaping. In addition there will be an internal service charge which will cover their services to this particular building.

## EPC

**D 78**

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

## CONTACTS



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### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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