

**UNIT 10, THE SHINE KNOWLEDGE & INNOVATION
PARK, ST MARKS STREET, HULL HU8 7FB**
INDUSTRIAL/ OFFICES TO LET 191.51 sq m (2,072 sq ft)

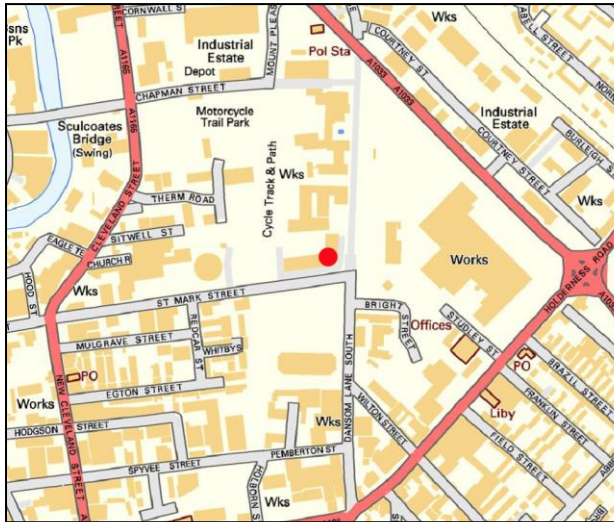


pph-commercial.co.uk



LOCATION

The Shine Knowledge & Innovation Park is situated on the west side of Dansom Lane, at the entrance to the Reckitt Benckiser site. The property is situated approximately ½ mile northeast of Kingston upon Hull City Centre with road communication links to the site being provided by the inner city ring road which provides direct access to the city centre, docks complex and national motorway network.



DESCRIPTION

The property is steel portal framed light industrial unit with full height composite panelling to all elevations beneath the profile insulated sheet metal roof. The front elevation of the property is glazed and provides personnel access door into an existing office area.

Internally there are two large offices with suspended ceiling, and cat 2 lighting. The property also benefits from the usual staff facilities including kitchen and WCs.

An electrically operated up and over door at the rear of the premises provides access into a shared service yard with car parking also provided at the front of the building.

SUMMARY

- High spec light industrial/ office accommodation 191.51 sq m (2,072 sq ft)
- In-built offices to front of premises
- Large shared service yard
- Central accessible location
- Immediate occupation

ACCOMMODATION

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

	Sq m	Sq ft
Warehouse	139.0	1,496
Office	52.51	576
Total	191.51	2,072

TERMS

The property is available to rent on the following terms and conditions, subject to formal lease.

RENT

The rent will be based on £12,000 per annum exclusive of rates, VAT and all other outgoings. The property is VAT registered.

REPAIRS

The Tenant is 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 is responsible for a fair proportion of the Estate service charge including maintenance, repair, cleaning and lighting of the common parts of the Estate.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property currently has a rateable value of £10,250. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

E 102

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

CONTACTS



Ben Cooper

01482 626912

07702 671380

ben.cooper@pph-commercial.co.uk



Ben Medhurst

01482 626910

07710 344603

ben.medhurst@pph-commercial.co.uk

Date: **February 2019**

File Ref: **13238**

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.



The Hesselwood Estate
Ferriby Road
Hessle, HU13 0LG
01482 648888
pph-commercial.co.uk

