

**633 - 653 HEDON ROAD
HULL
HU9 5LU**



PROMINENT AND VISIBLE INDUSTRIAL/WAREHOUSE PREMISES WITH OFFICES

- 82,335 sq ft Industrial with 9,564 sq ft of Offices on a regular shaped 2.24 acre site.
- Suitable for general industrial uses with on site car spaces and yard.
- Capable of sub-division to provide stand alone offices or independent warehouse space.
- East of Hull, close to the North Sea Ferry Terminal and opposite Alexandra Dock.
- Close to, and with easy access, to the new proposed Green Port Hull facility.
- Excellent linkage to the wider motorway network via the improved Hedon Road.

633 - 653 HEDON ROAD HULL HU9 5LU



WHERE IS IT?

63 Hedon Road is located to the northern side of the Hedon Road (A1033), being around one mile east of Hull City Centre. Hedon Road forms a dual carriageway which links the A63 Garrison Road and Clive Sullivan Way, providing access to the City Centre, the Docks and the M62 motorway. To the southern side of Hedon Road are the Alexandra Dock and Ferry Port areas, currently proposed to be the home of the Green Port Hull Wind Turbine Production Facility.

WHAT IS IT?

A large detached, majority two storey, warehouse and industrial unit with office premises. Prominently standing to the Hedon Road frontage is a double storey office building providing private general office areas, capable of independent access, as well as ancillary accommodation, and car park.

The main warehouse building includes suspended concrete first floor and the minimum working heights are around 3.65 metres (12 ft) - although this increases on the upper floor towards the central ridge. Attached and inter-connected to the rear of this building is a covered delivery loading bay with further double storey works unit beyond. To the western side is a relatively new storage unit.

Externally the premises benefit from front concrete surface car park providing around 33 designated car spaces. Concrete roadways run along the eastern and western elevation and are linked via the delivery bay. To the west of the building is an area of open storage land and an advertising hoarding which we understand is let.

HOW MUCH IS IT?

The unit is available freehold with vacant possession upon completion, with full details from the Agents, NT3. Alternatively parts of the property, including first and ground floor offices, together with industrial space, would also be available on independent leases with full rights of access. Full details from the Sole Agents, **NT3**.

HOW BIG IS IT?

Front Offices & Ancillary Areas	12,844 sq ft	1,193.2 sq m
Central Two Storey Warehouse	49,700 sq ft	4,617.0 sq m
Covered Loading Area	4,238 sq ft	393.7 sq m
Rear Two Storey Storage Unit	9,310 sq ft	864.8 sq m
Side Building	1,010 sq ft	93.8 sq m
Western Storage Building	14,800 sq ft	1,375.0 sq m
TOTAL	91,902 sq ft	8,537.5 sq m
Total Site Area	2.24 acres	0.9 hectares

HOW MUCH ARE THE RATES?

Online research shows that the premises are described as "Factory and Premises" with a Rateable Value of £125,000 from 1 April 2010. The Uniform Business Rate for 2010/2011 is 43.3p in the £. The whole proeprty is capable of subdivision and assessment accordingly

ANYTHING ELSE I HAVE TO PAY?

VAT: We have not been advised as to whether the property is subject to VAT but should this be the case, VAT will be charged at the appropriate rate in the normal way.

LEGAL COSTS: The ingoing Tenant will be responsible for the payment of the Landlords reasonable legal costs incurred in this transaction and any Stamp Duty payable.

ANYTHING ELSE I NEED TO KNOW?

A EPC has been commissioned and will be available shortly

WHO DO I ASK ABOUT IT?

Viewing strictly by prior arranged appointment through the Sole Agents **NT3 Chartered Surveyors**.
Draft Details Subject to Clients Approval
Date: July 2011. File Ref: A1037.



**Unit 9, Bridge View Office Park,
Henry Boot Way,
Hull, HU4 7DW
Tel: 01482 218 299
Fax: 01482 218 272
JACQUI TROTT 07912 177 881
CHRIS NOBLE 07872 142 344**

IMPORTANT. nt3.co.uk Chartered Surveyors for themselves and for the Sellers or Lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline for the guidance of intending Buyers or Lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary planning permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending Buyers or Lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of **nt3 Chartered Surveyors** or associated companies has any authority to make or give any representation or warranty whatever in relation to this property; (iv) any prospective Buyers or Lessees must satisfy themselves independently as to the incidence of VAT in respect to any transactions; (v) **nt3 Chartered Surveyors** does not provide any legal, financial or other advice. If you are in any doubt, contact us and also please seek independent professional advice. Postcodes cited will require confirmation via Royal Mail.