

**UNIT 3A, BANNER COURT
PRIORY PARK EAST
HESSLE**



HIGH QUALITY BRAND NEW INDUSTRIAL UNIT AVAILABLE FREEHOLD

- High Specification, New-Build Industrial Unit of 5,750 sq ft / 534 sq m
- Designated secure yard/car parking suitable for a range of general industrial uses
- Absolute freehold with vacant possession available or To Let
- Located on Priory Park East – a prestigious and highly sought after Business Park
- West of Hull and adjacent to the A63/Clive Sullivan Way.

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PRIORY PARK EAST
HESSLE, HU4 7D



WHERE IS IT?

The Banner Court development is located on Priory Park East, approximately 4 miles west of Hull City Centre, and occupying a position alongside the A63 providing excellent links to the Docks, Humber Bridge/M62 and wider motorway network beyond. A wide range of top quality development has been constructed on Priory Park attracting such owners and occupiers as De Vere Village Hotels, Dixons Motor Village, John Roe Toyota and ARCO.

WHAT IS IT?

The Unit is of modern portal framed construction with an eaves height of 6.2m and double-skinned insulated steel profile sheet cladding and internal dado block wall to c2.4m height. The Unit has a single storey feature glazed section, insulated sectional access door and secure concreted yard/car parking area. Separate services are provided.

HOW BIG IS IT?

Industrial Unit, GIA 534.0 m2 5,750 ft2

HOW MUCH IS IT?

The Unit is available For Sale as an absolute freehold with vacant possession. The Unit is also available To Let on a typical commercial Full Repairing and Insuring Lease, on terms to be agreed by separate negotiation. Full details from the agents NT3 on 01482 218299.

HOW MUCH ARE THE RATES?

The Unit will require assessment upon occupation.

ANYTHING ELSE I HAVE TO PAY?

The above mentioned financial amounts have been quoted exclusive of VAT and we have not taken into account the incidence thereof.

ANYTHING ELSE I NEED TO KNOW?

Each party will be responsible for their own costs in this transaction. The Seller's have standard Sales Contract Documentation available for inspection.

This Unit is brand new and available with the absolute freehold on the most prestigious Business Park in Hull. The unit features a secure shared yard and car park, and is served by roads designed to be adopted by the Local Authority. Consequently, Buyers will own the freehold with no extra or ongoing costs.

Henry Boot Developments Limited has invested in flexible units designed for a number of employment uses. Henry Boot have also up-graded the capacity of the main access road onto Priory Park. This, then, represents an opportunity to acquire absolutely a well designed modern specification industrial unit which has excellent access to the City and wider environs, without traffic delays through the town centre and with all local amenities to hand.

WHO DO I ASK ABOUT IT?

Viewing is strictly by prior arranged appointment through the agents:- **nt3 Chartered Surveyors 01482 218299.**

Joint Agents Scotts Property LLP 01482 325634
King Sturge Leeds 0113 244 1441.

Draft Details subject to Client Approval.

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RICS



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