

**UNIT 2, BERGEN WAY,
SUTTON FIELDS INDUSTRIAL ESTATE,
HULL, HU7 0YF**



WAREHOUSE WITH OFFICES IN A VERY POPULAR INDUSTRIAL LOCATION

Modern steel frame premises of regular shape and with c.4.5m eaves height extending to 11,802ft² / 1,095.4m² in total and featuring clad profile insulated sheet metal to external elevations, fully fitted offices and also with planning consent to extend the yard / car-park. Immediately available, either To Let on terms to be negotiated but based on three-year rent review pattern, or For Sale with full details available from NT3. The property is located on the corner of Bergen Way and Stockholm Road, with strong presence to both, to the north western side of the perennially popular Sutton Fields Industrial Estate, and within 3 miles of Hull City Centre.

UNIT 2, BERGEN WAY SUTTON FIELDS INDUSTRIAL ESTATE, HULL, HU7 0YF



WHERE IS IT?

Unit 2 is situated on the southern side of Bergen Way off Stockholm Road within the Sutton Fields Industrial Estate and approximately three miles north of Kingston upon Hull City Centre. Sutton Fields is an established industrial location ideal for companies serving Hull and the East Riding of Yorkshire with excellent links to Kingswood, the City Centre, the City's Docks, Beverley, York and the wider National Motorway Network Beyond.

WHAT IS IT?

The property is a modern steel portal framed unit clad in profile insulated sheet metal. Internally, the unit is fitted with a recently refurbished office block which provides a range of offices which have gas central heating as well as both office and works toilet facilities. A lightweight mezzanine area and small works canteen have been created by the previous occupiers and the production area is fitted with lighting and warm air heaters. To the exterior the unit has a private car park and service area which now carries planning consent to expand to twice its current size.

HOW BIG IS IT?

The accommodation briefly comprises:

Ground Floor Warehouse	683.0 m2	7,352 ft2
Offices and Kitchens	160.8 m2	1,731 ft2
Light Mezzanine Store	252.6 m2	2,719 ft2
Total Accommodation	1,095.4 m2	11,802 ft2

Ground Floor Footplate, Gross; 939.0 m2 / 10,107 ft2.

Site Area, scaling from OS Promap; 0.28Ha / 0.70 Acres
All areas are approximate and are measured gross.

HOW MUCH IS IT?

The property is available To Let on a full repairing and insuring basis for a period to be negotiated but based on a three-year review pattern. Alternatively, the absolute freehold is available – Full details available from NT3.

HOW MUCH ARE THE RATES?

Web-based enquiries with the Local Authority reveal that the property currently has a Rateable Value of £35,250. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority 01482 300300 and to ascertain whether Transitional Relief is still applicable to the property or if they are under Appeal.

ANYTHING ELSE I HAVE TO PAY?

LEGAL COSTS: For any leasehold agreement, the incoming Tenant will be responsible for the payment of the Landlords reasonable legal costs incurred in this transaction and any Stamp Duty payable thereon.

INSURANCE: The Tenant will be responsible for a contribution towards the Landlords Building Insurance but is solely responsible for contents insurance.

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.

ANYTHING ELSE I NEED TO KNOW?

This Industrial Unit is exceptional on Sutton Fields in that it has strong visibility to both Stockholm Road and Bergen Way. The unit is attractive in that it has a good working area which is heated by warm air blowers, and contains a range of quality offices, reception area and toilets. Externally is a good-sized car park / circulation yard which has planning approval (Ref: DC/08/00620/FULL) granted in to expand the area to c.950m2 / 0.25 Acres and enhance visibility to Stockholm Road

Thus, the unit represents a one-off opportunity to acquire good quality, competitively priced industrial space on Sutton Fields, an area which is now fully developed and with limited opportunities to acquire a strong presence on the perennially popular Sutton Fields Industrial Estate.

WHO DO I ASK ABOUT IT?

Viewing strictly by prior arranged appointment through the sole agents nt3 Chartered Surveyors.

Date: Dec 2008.



28 John Street
Kingston Square
Hull. HU2 8DH
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.