

**PLANET HOUSE, HEDON ROAD  
HULL  
HU9 1RJ**



**PROMINENT AND HIGH QUALITY OFFICES WITH SECURE CAR-PARKING**

- Prominent stance to Old Hedon Road, with excellent links to docks, City and A63/M62.
- Specification with Cat II lighting, perimeter trunking, DDA compliance, central heating
- Attractive vernacular-style brick building featuring adaptable modern office floorplates
- Refurbished to an excellent standard.
- **The premises are available to rent at an exceptional rate.**

# PLANET HOUSE, HEDON ROAD HULL HU9 1RJ



## WHERE IS IT?

- Situated in a prominent position close to Hull City Centre.
- Improved road infra-structure to Hedon Road provides an excellent transport link to the Dock.
- Situated close to Hull Docks.
- Main railway station situated close by.

## WHAT IS IT?

- Modern office complex with attractive frontage.
- Offices are finished to a good standard.
- Amenities include Cat II Lighting, Heating, Perimeter Trunking and DDA compliant Passenger Lift.
- Kitchen and WC facilities in the communal areas.

## HOW BIG IS IT?

The net office floor area is assessed as being

Ground Floor	175.6 sq m	1,890 sq ft
First Floor	186.9 sq m	2,012 sq ft
Second Floor	197.4 sq m	2,125 sq ft

## HOW MUCH IS IT?

**The premises are available to rent at an exceptional rate. Please contact NT3 on 01482 218299.**

## HOW MUCH ARE THE RATES?

The Tenants will be responsible for the payment of rates. Web enquiries with the Local Authority reveal that the property as three Listings:-

Ground Floor	£11,500
First Floor	£11,000
Second Floor	£ 8,000

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to check whether Transitional Relief is still applicable.

## ANYTHING ELSE I HAVE TO PAY?

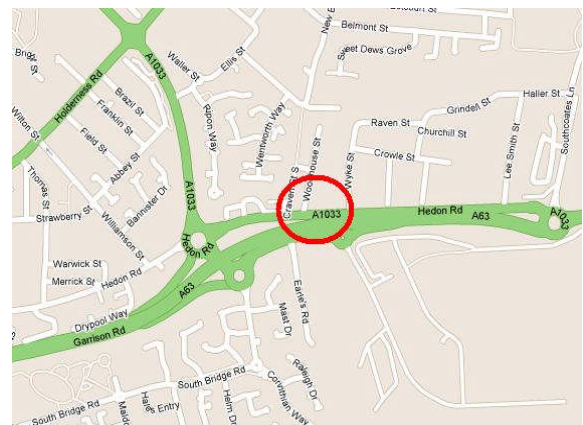
**SERVICE CHARGE:** The Tenant is responsible for the payment of a fair proportion of the Landlords expenses incurred in respect of the repair/maintenance of the exterior and common parts of Freetown Way.

**INSURANCE:** The Landlord insures the building and the Tenant is responsible for the reimbursement of the property insurance premium.

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

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

## ANYTHING ELSE I NEED TO KNOW?



## 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: September 2011 - File Ref: 718.



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