

**COMPASS HOUSE  
EMPRINGHAM STREET  
HULL, HU9 1RP**



**HIGHLY CONNECTED OFFICES AVAILABLE ON FLEXIBLE TERMS**

- Superb Internet, telecoms and email access, with very high capacity broadband on-site.
- Easy in – easy out terms designed for Tenant flexibility with 24-hour / 7-day week access
- Multi-tenanted four storey, attractively decorated and furnished, office building
- Situated close to the docks and A63 with excellent car parking onsite.
- Uniquely able to be connected & in business with phone & internet connectivity in 10 mins

# COMPASS HOUSE EMPRINGHAM STREET, HULL, HU9 1RP



## WHERE IS IT?

The subject property is located on Empringham Street, to the north side of Hedon Road, between the roundabout junctions of both Southcoates Lane and Mount Pleasant, east of and close to the City Centre of Hull. Hedon Road is a principal east west arterial road that leads on to the A63, providing direct access to the Humber Bridge / M62 and associated motorway network. There are a variety of commercial occupiers in the vicinity, principally industrial occupiers and other users with smaller offices in close proximity.

## WHAT IS IT?

The property comprises of a range of office units, offering superb telecommunications facilities, and built to a good standard that incorporates trunking, carpets and suitable lighting. The units are available on an individual and all inclusive basis, with car parking also provided.

## ANYTHING ELSE I HAVE TO PAY?

Very little! The offices are offered on an All-Inclusive basis, which means the Rent, Rates, Service Charges and Utility Bills are all covered by the Rent. Your only extra costs would be the telephone line and call charges, and a small deposit for the electronic gate control and access keys. We have standard Lease documentation; if you appoint your own solicitor, that would be at your own cost too.

## ANYTHING ELSE I NEED TO KNOW?

These office premises are well appointed and available on very flexible, easy-in, easy-out terms and dedicated car parking. All suites have the benefit of exceptional telecommunications facilities, including a unique ability to get a Tenant's business connected to the wider world with their own unique telephone number and internet connectivity. Compass House has full remote access door control and your own access button on the call panel.

## HOW BIG AND HOW MUCH ARE THEY?

The following units are currently available:-

Floor	Office No.	Sq Ft	Weekly Rent	Monthly Rent	Available?
GF	2	105	£42	£182	1 <sup>ST</sup> OCT
GF	3	105	£42	£182	1 <sup>ST</sup> OCT
GF	4	110	£42	£182	1 <sup>ST</sup> OCT
GF	5	186	<b>GONE!</b>	<b>GONE!</b>	<b>GONE!</b>
FF	6	132	<b>GONE!</b>	<b>GONE!</b>	<b>GONE!</b>
FF	7	132	<b>GONE!</b>	<b>GONE!</b>	<b>GONE!</b>
FF	8	117.5	£45	£195	<b>NOW</b>
FF	9	111.6	£44	£190	<b>NOW</b>
FF	10	117.5	£45	£195	<b>NOW</b>
FF	11	143.9	£47	£203	<b>NOW</b>
FF	12	183	£50	£216	<b>NOW</b>
SF	13	125	£45	£195	<b>NOW</b>
SF	14	110	£44	£190	<b>NOW</b>
SF	15	129.3	£45	£195	1 <sup>ST</sup> OCT
SF	16	110	£44	£190	1 <sup>ST</sup> OCT
SF	17	110	£44	£190	1 <sup>ST</sup> OCT
SF	18	110	£44	£190	1 <sup>ST</sup> OCT
SF	19	166.2	£50	£216	1 <sup>ST</sup> OCT
TF	20	120	<b>GONE!</b>	<b>GONE!</b>	<b>GONE!</b>
TF	21	114	<b>GONE!</b>	<b>GONE!</b>	<b>GONE!</b>

NOTE: Areas measured on a Net Internal Area basis from third party notes.

New leases are available on flexible terms with the tenant only required to give three months notice at any time.

## WHO DO I ASK ABOUT IT?

Viewing strictly by prior arranged appointment through the Agents **NT3 Chartered Surveyors - 01482 218299**.

Date: September 2010. Ref 811.

Compass House agency in conjunction with the Landlords,



**01482 488699**

**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**



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