



Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents

TO LET

**Quality Industrial Unit
395 sq m (4,252 sq ft)**



**Unit 4
Bontoft Avenue Industrial Estate
Bontoft Avenue
Hull
HU5 4HF**

Topham Larard Commercial
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Topham Larard Commercial is a trade name of Larards Commercial Ltd





Location

The unit is situated within the Bontoft Avenue Industrial Estate which is accessed from National Avenue being a short distance from County Road which itself forms part of the outer ring road of the City and lies approximately three miles to north west of the City Centre. Bontoft Avenue is a long established commercial area with many established occupiers including Ideal Standard and Bookers Cash and Carry. The premises are therefore ideally located to the west of Hull and have good links both to the City Centre, surrounding suburbs and to the motorway network via the A63.

Description

The premises comprise a modern steel portal framed unit which is clad externally with elements of brickwork and steel profile cladding and internally with blockwork to approximately two metres. The premises have a sectional vehicle access door to the front with adjacent pedestrian door and windows. Internally the unit is open plan with low energy lighting and disabled wc facilities.

Externally the premises benefit from a service area and car parking facilities.

Accommodation

Gross Ground Floor Area	395 sq m	(4,252 sq ft)
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Services

We have not tested any service connections or appliances however the premises have most recently been connected with mains gas, water, electricity and drainage. It is understood that three phase electricity has also been connected. Interested parties are advised to make their own enquiries with the appropriate service providers to establish that sufficient are available to meet their requirements.

Terms

The premises are offered by way of a new lease for a minimum term of three years or multiples thereof subject to full repairing and insuring terms.

Use

The premises are suitable for various light industrial and general industrial uses however interested parties should discuss their proposal with the Local Planning Authority to establish that planning consent is appropriate.

Business Rates

We are advised that the premises have previously been listed as part of a larger hereditament and therefore a new assessment will be required.



Legal Costs

The incoming tenant will be responsible for a contribution towards the landlords legal fees incurred in the prepared of the documentation including any Stamp Duty which may fall due.

Fixtures and Fittings

Only those fixtures and fittings specifically mentioned in these particulars are to be included in any letting.

VAT

The sale price and rent have both been quoted exclusive of VAT and the incidence thereof has not been taken into account.

Rent

The premises are available at an initial rent of **£18,000 per annum** this will be paid quarterly in advance and exclusive of any other outgoings. In the event a lease longer than three years is taken it will be subject to rent reviews.

Some ingoing incentives will be available subject to agreement of acceptable terms.

Viewings

Strictly by appointment through the Sole Agents

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