

BROOKLANDS
PROPERTY HOLDINGS LTD

To Let

HESSLEWOOD OFFICE PARK, HU13 0LH



- £8,250.00 PA + VAT
- Purpose built Grade A office space with high quality finish throughout
- 358 sq ft
- Excellent location just 5 miles from Hull city centre.
- Located just off the A63
- Plentiful designated parking

01482 646060 - www.brooklandsproperty.co.uk

HESSLEWOOD OFFICE PARK, HU13 0LH

Location

Situated between the A63 (M62) and the Humber Bridge, Hull city centre being only a 10 minute car journey from Hesslewood, Humberside International Airport is approximately a 15 minute drive and there is also an on site heli-pad

All the buildings benefit from panoramic views over the local Country Park, Humber Bridge and Estuary. Careful landscaping is an important feature of the development enhanced by the mature, tree-lined access road. With access for all of those using the estate, your employees can take in the landscaped gardens with sculpture collection for a walk or use the three hole, par 3 golf course.

Description

This self contained office is the latest addition to Hesslewood Office Park
The building boasts 358 sq ft of prime open plan office space within this prestigious Office Park. Hesslewood Office Park is a mixture of fully modernised Grade 2 listed buildings and new office buildings ranging from 5,500 sq ft to 11,000 sq ft, situated within a 10-acre landscaped site.

All of the buildings have been carefully designed to incorporate everything required in a modern office, whilst still retaining the character and charm of the Park's environment. All offices are Grade A specification and the buildings benefit from panoramic views over the local Country Park, Humber Bridge and Estuary. Careful landscaping is an important feature of the development enhanced by the already mature, tree-lined access road.

Accommodation

The office boasts a total of 358 sq ft of accommodation measured on a gross internal area basis. This briefly comprises:

- Open plan office area
- Kitchen area
- Private WC

Terms

The property is available to rent on the following terms and conditions.

Rent

The rental will be £8,250.00 Plus VAT per annum exclusive of rates and payable quarterly in advance

Repairs

The Tenant will be responsible for all repairs and decorations to the demised premises together with the property insurance premium applicable thereto. Indicative costs are estimated at £100 + VAT PA

Rates

The Tenant will be responsible for the payment of rates. The rateable value is estimated at £6,300.00 which with a small business multiplier of 46.6p equates to £2,935.80 per annum. Interested parties are advised to confirm the accuracy of the above information by contacting the Local Authority directly.

Service Charge

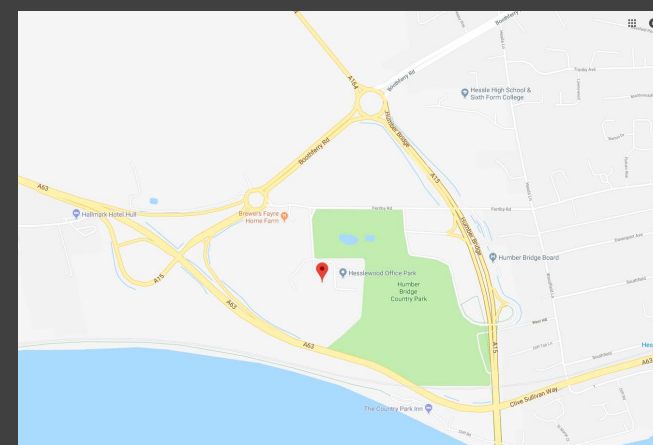
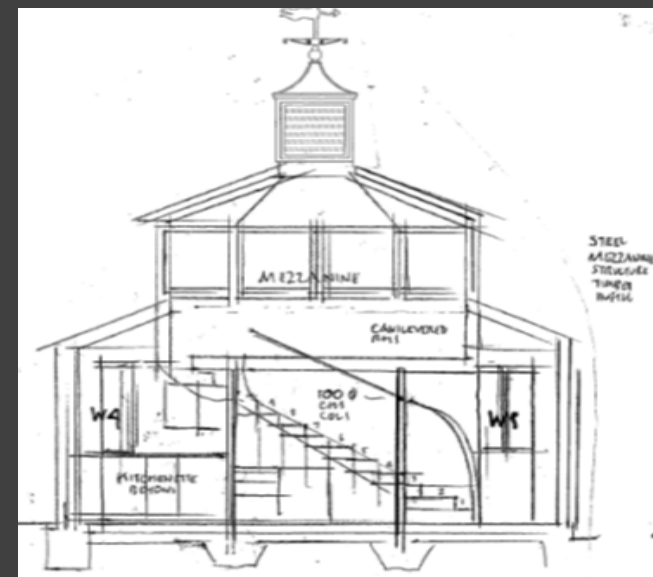
The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the common parts of Hesslewood Office Park including the private estate road, landscaping, fencing and security. Indicative costs are estimated at £360+ VAT per annum.

VAT

The property is registered for VAT purposes and therefore VAT will be charged on all payments made to the landlord.

Legal Costs

The tenant shall be responsible for the Landlords Legal costs. Alternatively, the property is available by way of a Brooklands Standard Lease, the cost of which is £350+VAT. The property would not attract Stamp Duty



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