/INDURENT



Industrial

UNIT 13 | ACORN INDUSTRIAL ESTATE

Bontoft Avenue, Hull, HU5 4HF

UNIT 13 | 2,373 SQ FT

Industrial Unit with office

Situated within an established industrial location to the northwest of Hull City Centre, Acorn Industrial Estate provides a versatile industrial space.
The unit benefits from a ground-level electric roller shutter door, kitchenette and WC facilities. It has 5.7 metre eaves, giving ample height for vertical storage.
The estate is fully fenced with shared yard facilities and ample parking and is suited to a variety of business needs including storage, trade counters, and more traditional manufacturing uses. Other occupiers at the estate include Howdens and Ford Asphalte roofing merchants.

Lease Type	New



Unit Summary

- Roller Shutter Door
- 24 Hour Access
- Flexible Space
- Starter Unit
- Storage Unit
- Well Maintained Estate

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£20,000.00	£8.43
Rates	£6,264.00	£2.64
Maintenance Charge	£2,900.00	£1.22
Insurance	£474.60	£0.20
Total Cost	£29,638.60	£12.49

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0101287

+44(0) 808 169 7554

Industrial

UNIT 13 | ACORN INDUSTRIAL ESTATE

Bontoft Avenue, Hull, HU5 4HF

Location

The estate lies 2 miles north west of Hull city centre within an established industrial area. The site benefits from good road connections and is situated in close proximity to the A164 and the A63, permitting access to M62 and the A1(M) further west. The property is located 5 miles to the north west of the Port of Hull, the UK's busiest port complex, which handles more than 12m tonnes and one million passengers every year.

Road
A164: < 1 Mile

Airport
Humberside: 19 miles

Rail
Hull: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (67)

/INDURENT

enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us

Key Contact



Carola Parrino
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

+44(0) 808 169 7554