/INDURENT

Industrial

UNIT 16 | ACORN INDUSTRIAL ESTATE

Bontoft Avenue, Hull, HU5 4HF

UNIT 16 | 1,176 SQ FT

Flexible space on a busy estate

Ideally sized for a start up business, this flexible space is suitable for a variety of uses, from manufacturing and assembly, to trade counter or retail warehousing.
Situated on a busy industrial estate just 2 miles north west of Hull city centre, benefitting from good road connections, and with full surrounding fencing, shared yard facilities, and ample parking.
The property is also located just 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.

Lease Type	New



Unit Summary

- 24 Hour Access
- Storage Unit
- Flexible Space
- Well Maintained Estate
- Starter Unit
- LED Lighting

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£10,200.00	£8.67
Rates	£3,326.40	£2.83
Maintenance Charge	£1,400.00	£1.19
Insurance	£235.20	£0.20
Total Cost	£15,161.60	£12.89

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/UIP0101290

+44(0) 808 169 7554

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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	A (24)

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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."

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