/INDURENT

Industrial

UNIT F | STRAWBERRY STREET

Strawberry Street, Hull, HU9 1EN



UNIT F | 2,616 SQ FT

Industrial Unit

Situated within an established industrial location, Strawberry Street provides modern industrial space. This unit is suitable for a wide range of uses, including storage and distribution and light manufacturing. Benefitting from ample parking and good loading and circulation space, this unit is an ideal starter unit.

Lease Type	New



Unit Summary

- 24 Hour Access
- Ideal Trade Counter Units
- Flexible Space
- Starter Unit
- Storage Unit
- Well Maintained Estate

	Per Annum	Per Sq Ft
Rent	£22,000.00	£8.41
Rates	£6,025.42	£2.30
Maintenance Charge	£3,800.00	£1.45
Insurance	£523.20	£0.20
Total Cost	£32,348.62	£12.37

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/UIP0101298

+44(0) 808 169 7554

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Location

Located in Hull, the estate sits within Yorkshire to the south east of York and east of Leeds. The estate is well located in terms of access to amenities being situated 1 mile to the east of Hull city centre. The site benefits from excellent road connections situated half a mile north of the A63 permitting direct access to the M62 and the A1(M) further west. The property is located 2 miles to the 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
A63: <1 mile

Airport
Humberside: 21 miles

Rail
Hull Paragon Interchange: 2 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	B (49)

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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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