

Available from 31st July 2023



**TO LET** Industrial/Warehouse Unit  
**9,989** sq.ft (928 sq.m)

- Three phase electric supply
- Excellent transport links
- Large shared service yard and parking

Unit 14a Bankside, Ipark, Clough Road, Hull, HU5 1SY

**LCP**

**01384 405630**  
[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

# Unit 14a Bankside, Ipark, Clough Road, Hull, HU5 1SY

## Areas (Approx. Gross Internal)

Unit 14a	9,989 sq.ft	(928 sq.m)
<b>Total</b>	<b>9,989 sq.ft</b>	<b>(928 sq.m)</b>

## Description:

The property comprises an end terraced industrial unit, being of steel portal frame construction. Internally, the property has block/clad elevations and is mainly open plan, however benefits from an entrance lobby together with two private offices as well as kitchen and WC facilities.

The unit also benefits from concrete flooring throughout, a three phase electric supply, a security alarm system and security shutters to all external doors and windows. Externally the unit has the use of 9 dedicated car parking spaces to the front of the property, with a shared service yard to the rear.

- Excellent access to road links
- Large shared service yard and parking
- Suitable for a variety of occupiers including trade counter, manufacturing or storage and distribution
- Available from 31st July 2023

## Rent

£70,000 per annum excl

## Business Rates

The Tenant will be responsible for the payment of business rates. Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value/2023 rating list assessment of £39,000.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

## Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

## Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

Further information available upon request.

## Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - HU5 1SY

IPark has one of the most prominent positions on the city's inner ring road, being situated on the corner of Clough Road and Bankside, which is adjacent to the Clough Road bridge.

The site is ideally positioned to benefit from excellent road links to the city centre, docks and the national motorway network.

## Viewing

Strictly via prior appointment with the appointed agents



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