


Industrial

# Unit 1 | Acorn Industrial Estate

 Bontoft Avenue, Hull, HU5 4HF

## Unit 1 | 2,352 sq ft

Industrial space with office accommodation

This refurbished unit is situated within a prime industrial 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.

Lease Type

New



### Unit Summary

- 3 Phase Power
- Circulation Space
- LED Lighting
- Refurbished Unit
- Car Parking
- 24 Hour Access

[View Floor Plans](#) →

### Occupational Costs


	Per Annum	Per Sq Ft
Rent	£19,700.00	£8.38
Rates	£6,628.50	£2.82
Maintenance Charge	£2,800.00	£1.19
Insurance	£470.40	£0.20
<b>Total Cost</b>	<b>£29,598.90</b>	<b>£12.58</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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/UIP0101276](http://unit.info/UIP0101276)

**+440 808 169 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

The site has 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.



### Airport

Humberside Airport is 12 miles away and Leeds Bradford Airport is 54 miles away.



### Rail

The site has 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.

## 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (21)



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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 Industrials."



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