

# Unit 14 | Acorn Industrial **Estate**

💡 Bontoft Avenue, Hull, HU5 4HF

## Unit 14 | 2,373 sq ft

#### Industrial unit with generous office space with LED lighting

Situated within an established industrial location to the north west of Hull City Centre, Acorn Industrial Estate provides a versatile industrial space. The estate is fully fenced with shared vard facilities and ample parking and is suited to a variety of business needs including storage, trade counters and more traditional manufacturing uses.

Lease Type	
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14 TO LET 14



#### **Occupational Costs**

	Per Annum	Per Sq Ft
Rent	£19,800.00	£8.34
Rates	£6,751.25	£2.85
Maintenance Charge	£2,900.00	£1.22
Insurance	£474.60	£0.20
Total Cost	£29,925.85	£12.61

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

For more info please visit: unit.info/UIP0101288

## +440 808 169 7554

Industrial

## Unit 14 | Acorn Industrial Estate

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#### **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	C (72)



### enquiries@industrials.co.uk +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.

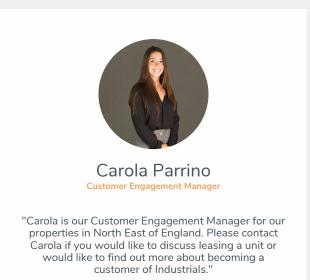
#### Airport

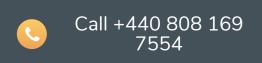
Humberside Airport is 12 miles away and Leeds Bradford Airport is 54 miles away.

#### 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.

#### **Key Contact**





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