

**FOR SALE**

**INDUSTRIAL COMPLEX WITH TWO STOREY  
OFFICES ON APPROXIMATELY 3.9 ACRES**



**HOLDER & CO**  
Property Consultants



**LORRAINE STREET**

**HULL, HU8 8EJ**

- **Freehold Opportunity**
- **Industrial complex / food grade accommodation**
- **Site area of approximately 3.9 acres**
- **Approximately 88,831 sq ft (8,252.67 sq m)**





## LOCATION

The property is situated on the north side of Lorraine Street which lies to the east of Stoneferry Road, Hull. The property is approximately three miles to the east of the City Centre.

## DESCRIPTION

The premises comprises a complex of industrial buildings with ancillary two storey offices. The buildings have been developed over the last sixty years and are of varying ages and construction. The site extends to approximately 3.9 acres.

## TERMS

The premises are offered For Sale with vacant possession. Price on application.

## FURTHER INFO

Access to a dataroom providing further information is available upon request.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
Industrial, processing, storage and despatch.	7,815.10	84,121
Ground & First Floor Offices	437.57	4,710
<b>TOTAL</b>	<b>8,252.67</b>	<b>88,831</b>

## LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

## RATEABLE VALUE

The rateable value from 1<sup>st</sup> April 2023 is £134,0000 and the current rate payable is based on 51.2p in the pound. Interested parties should make their own enquiries of the Billing Authority.

## CONTACT

Holder & Co. on 0113 323 4504

Owen Holder: [owen@holderandco.com](mailto:owen@holderandco.com)

Philip Caspell: [philip@holderandco.com](mailto:philip@holderandco.com)

Subject to Contract