

**Mileway**

# Lake Enterprise Park Hull

Available to Let  
Warehouse

494 - 4,106 sq ft ( 46 - 382 sq m )



24-hour access



Three-phase electricity



Roller shutter door



Popular location



Secure gated site

# Lake Enterprise Park

Lake Enterprise Park, Bergen Way Hull HU7 0YQ



## Description

These open-plan industrial units are located on the Lake Enterprise Park estate, which is part of the large, well-established Sutton Fields Industrial Estate. A roller shutter door offers access from the communal forecourt, and there is a separate personnel door.

The estate is secured by a perimeter fence and lockable access gate. There is an on-site café and many local amenities around the property.

## Location

Lake Enterprise Park is situated within one of the largest industrial areas of Hull, approximately 3 miles north of the City Centre. The property is 1 mile from A1070 Hull Ring Road which connects to the main A63 arterial road.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 16H	Warehouse	1,603	149	Immediately
Unit 18A	Warehouse	1,011	94	Immediately
Unit 18J	Warehouse	494	46	Immediately
Unit 18K	Warehouse	504	47	Under offer
Unit 19I	Warehouse	494	46	Immediately
<b>Total</b>		<b>4,106</b>	<b>382</b>	

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