

# Lake Enterprise Park

Lake Enterprise Park, Bergen Way Hull HU7 0YQ

Warehouse | 494 - 2,464 ft<sup>2</sup>



24-hour access



Three-phase electricity



Roller shutter door



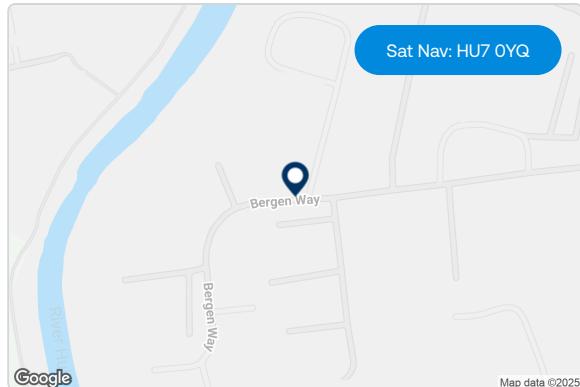
Popular location



Secure gated site

Available to Let





## 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.

## Further information

**EPC**  
Unit 16A: E, Unit 17G: A, Unit 18B;  
C, Unit 18I: B, Unit 19B: C, Unit  
19C: C, Unit 19F: D,

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**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.

**Book a viewing**

**Henry Fox**  
Mileway  
[yorkshire@mileway.com](mailto: yorkshire@mileway.com)  
0113 8683776

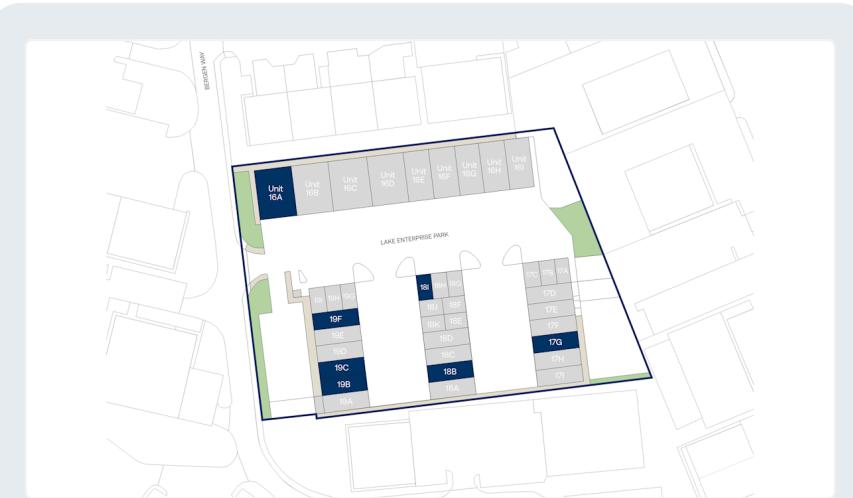
**Chris Hyam**  
Garness Jones  
[chris.hyam@garnessjones.co.uk](mailto: chris.hyam@garnessjones.co.uk)  
01482 564564

**Jordan Stokes**  
PPH  
[Jordan.Stokes@pph-commercial.co.uk](mailto: Jordan.Stokes@pph-commercial.co.uk)  
01482 626906

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively, with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

## 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.



## Accommodation:

| Unit     | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|----------|---------------|--------------|--------------|--------------|
| Unit 16A | Warehouse     | 2,464        | Immediately  | 1,694        |
| Unit 17G | Warehouse     | 1,011        | Under offer  | 817          |
| Unit 18B | Warehouse     | 1,011        | Immediately  | 817          |
| Unit 18I | Warehouse     | 494          | Immediately  | 667          |
| Unit 19B | Warehouse     | 1,011        | Immediately  | 817          |
| Unit 19C | Warehouse     | 1,011        | Immediately  | 817          |
| Unit 19F | Warehouse     | 1,011        | Coming soon  | 817          |
| Total    |               | 8,013        |              |              |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

**Mileway**