

# Sutton Fields Industrial Estate

Gothenburg Way Hull HU7 0YQ

Warehouse | 2,711 ft<sup>2</sup>



24 hour access



Ample car parking



Roller shutter doors



Three-phase power

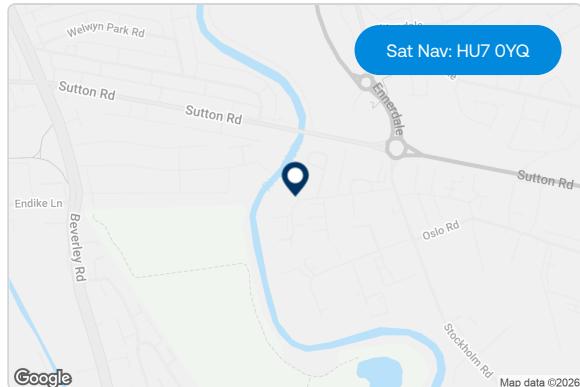


LED lighting

Available to Let

Images coming soon

**Images coming soon**



### Description

Warehouse units consisting of steel portal frame construction with half blockwork elevations and profile metal cladding. The units have roller shutter doors, a reception, meeting room, offices and WC's. The units benefit from three-phase power, LED lighting. The exterior includes an open yard with ample parking with 24-hour access.

## Further information

|               |   |
|---------------|---|
| <b>EPC</b>    | <b>Rent</b>   |
| <b>Unit</b>   | Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary. |
| <b>3A: C,</b> |   |

## Location

The property is situated on Gothenburg and Bergen Way, which are located to the north of Hull city centre, providing good access to both the surrounding area, and the A63/M62. Sutton Fields Industrial Estate is itself an established industrial location within Hull and the East riding of Yorkshire. The positioning of the industrial estate means that it benefits from its proximity to Hull, the Ports of Grimsby and Immingham, and also its access with Leeds and the M1. Surrounding use is highly industrial, with some leisure usage, and residential property towards the periphery of the wider estate.

The site plan illustrates the layout of the Ballymena Business Park. The area is bounded by several roads: Ballymena Road to the north, Ballyclare Road to the east, and Ballymena Road (again) to the south. The park is divided into several plots, each containing one or more buildings. The plots are outlined in blue and contain labels such as 'Ballymena Business Park', and 'Ballymena Business Park'. Green areas representing parks and open spaces are also shown within the plots. A small blue box labeled 'Use 3a' is located in the center of the park. The plan also shows the locations of several residential houses and other buildings in the surrounding urban area.

### Accommodation:

## Accommodation Schedule

| Unit    | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------|---------------|--------------|--------------|--------------|
| Unit 3A | Warehouse     | 2,711        | 02/03/2026   | 1,864        |
| Total   |               | 2,711        |              |              |

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.

## Book a viewing

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