

# Sutton Fields Industrial Estate

Gothenburg Way Hull HU7 0YQ

Warehouse | 10,558 ft<sup>2</sup>



24 hour access



Ample car parking



Roller shutter doors



Three-phase power

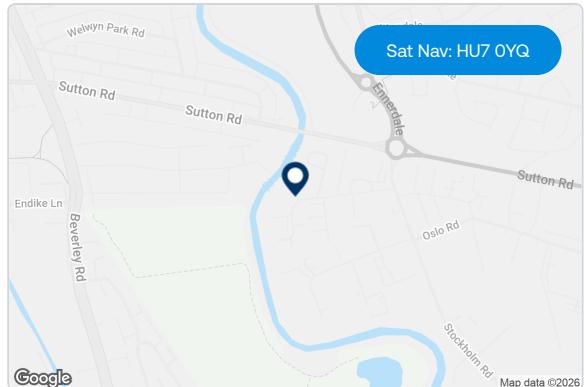


LED lighting

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, modern 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.

## 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.

## Further information

EPC

Terms

Unit 28: D, 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](#)

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## Accommodation:

### Accommodation Schedule

| Unit    | Property Type | Size (sq ft) | Availability |
|---------|---------------|--------------|--------------|
| Unit 28 | Warehouse     | 10,558       | Immediately  |
| Total   |               | 10,558       |              |

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.

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