

Lake Enterprise Park

Lake Enterprise Park, Bergen Way Hull HU7 0YQ

Warehouse | 1,011 - 2,464 ft²



24-hour access



Three-phase electricity



Roller shutter door



Popular location

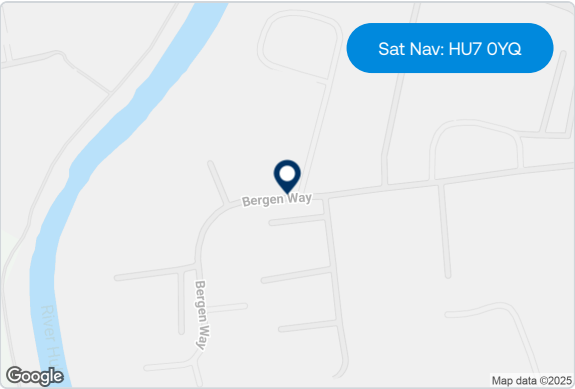


Secure gated site

Available to Let



LastMileFirst | mileway.com



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.

Further information

EPC Unit 16A: E, Unit 18B: C, 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
0113 8683776

Jordan Stokes
PPH
Jordan.Stokes@pph-commercial.co.uk
01482 626906

Chris Hyam
Garness Jones
chris.hyam@garnessjones.co.uk
01482 564564



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 16A	Warehouse	2,464	Immediately	1,694
Unit 18B	Warehouse	1,011	Immediately	817
Unit 19B	Warehouse	1,011	Under offer	817
Unit 19C	Warehouse	1,011	Immediately	817
Unit 19F	Warehouse	1,011	Coming soon	817
Total		6,508		

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.

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.