

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



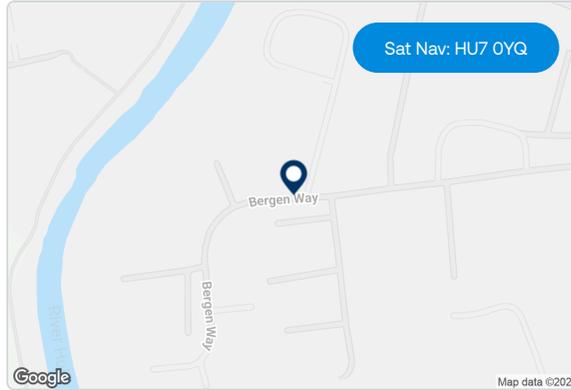
Popular location



Secure gated site

Available to Let





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 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

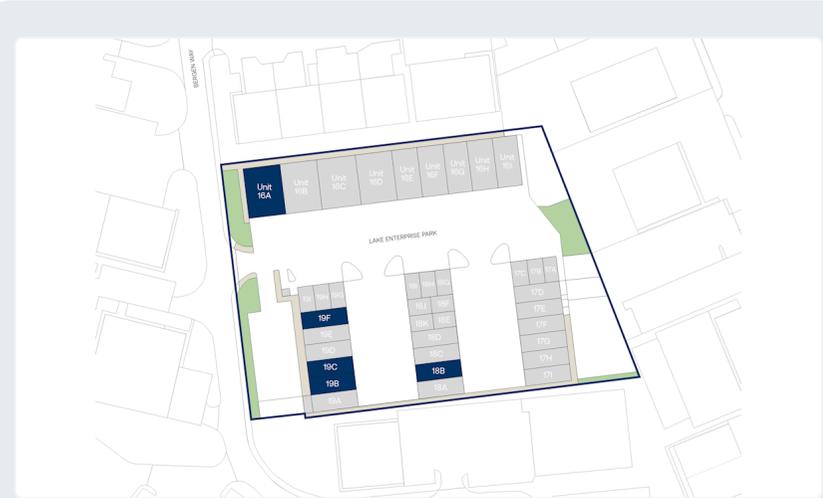
Available on new full repairing and insuring leases.

Legal costs

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

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 18B	Warehouse	1,011	Under offer	817
Unit 19B	Warehouse	1,011	Under offer	817
Unit 19C	Warehouse	1,011	Immediately	817
Unit 19F	Warehouse	1,011	Immediately	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.

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