

# West Point Trading Estate

West Point Trading Estate, Liverpool Street Hull HU3 4UU

Warehouse | 1,900 ft<sup>2</sup>



On-site parking



Excellent access to  
A63/ M62



Recently refurbished



Located in Hull



Three-phase power

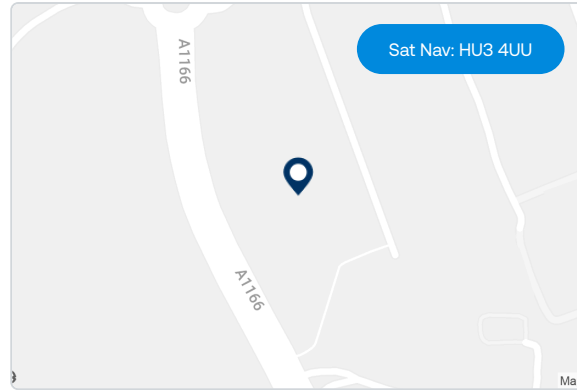


LED lighting

Available to Let

LastMileFirst | [mileway.com](https://mileway.com)





## Description

The property is of steel frame construction with blockwork elevations with profile metal cladding extending to the roof. The site has recently undergone full refurbishment with new cladding externally. A shared service yard provides car parking for the whole of the site.

## Location

The estate is located on the west side of Liverpool Street and is visible from Brighton Street and the A63. Liverpool Street is approximately 3 miles west of Hull City Centre.

Nearby occupiers include Screwfix, Yesss Electrical & Euro Car Parts

## Further information

### EPC

Unit 4: D,  
Unit 12: C.

### 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](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 4	Warehouse	3,555	Immediately	2,518
Unit 12	Warehouse	1,900	Under offer	1,346
Total		5,455		

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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