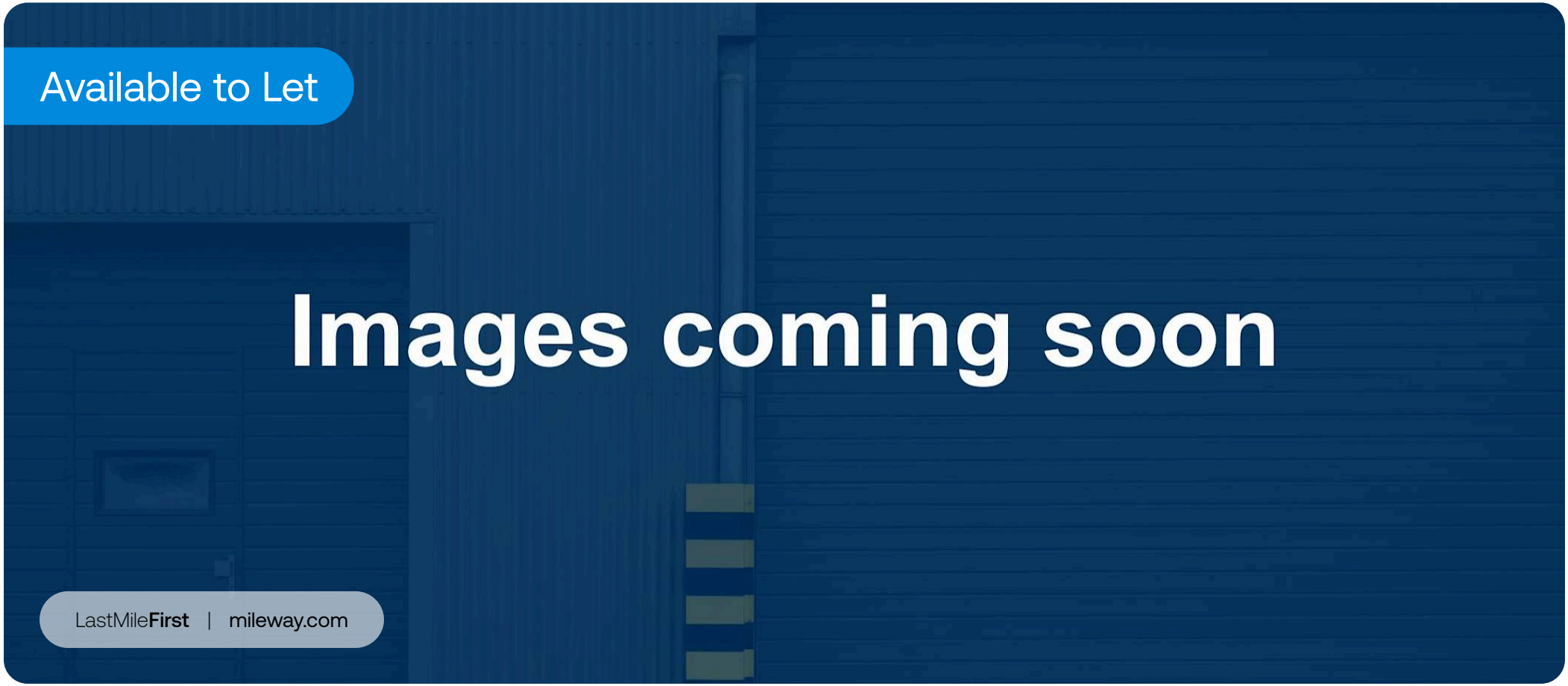
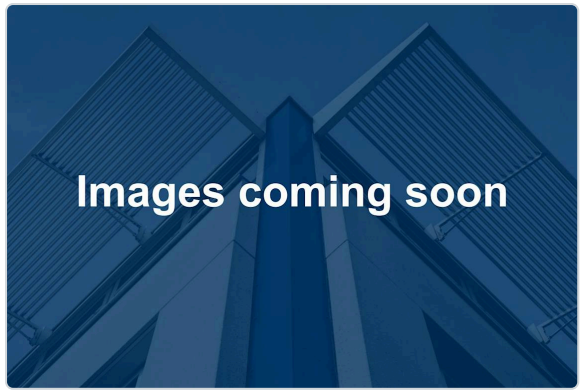
Sutton Fields Industrial Estate

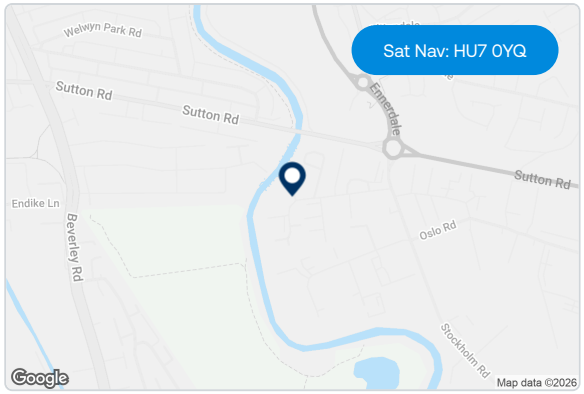
Gothenburg Way Hull HU7 0YQ

Warehouse | 5,020 - 5,996 ft²

- 24-hour access
- On-site parking
- Roller shutter door
- Three-phase power
- LED lighting







Description

Warehouse units consisting of steel portal from 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.

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
EPC is available upon request.

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:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 15C	Warehouse	5,151	Immediately	3,112	2,167	C
Unit 22	Warehouse	5,996	Immediately	3,747	2,499	C
Unit 27	Warehouse	5,020	Immediately	2,928	2,092	D
Total		16,167				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rents may be reviewed and adjusted on renewal. Full terms and conditions available on request.

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