

**UNITS C3 & C6
SOUTH ORBITAL TRADE PARK
HEDON ROAD
HULL
HU9 1NJ**



(EXISTING PHOTOGRAPH PRIOR TO EXTERNAL REFURBISHMENT)

**HIGHLY PROMINENT TRADE PARK UNIT FORMING PART OF
SOUTH ORBITAL TRADING PARK
HULL**

TO LET

3,750 ft² / 348 m²

TWO ADJOINING UNITS (C3 2,500 SQ FT) (C6 1,250 SQ FT)

AVAILABLE FOR SINGLE OCCUPANCY OR LEASED AS TWO SEPARATE UNITS

PREVIOUSLY OCCUPIED BY AUTO WINDSCREENS FOR 30 YEARS

PROMINENTLY OVERLOOKS GARRISON ROAD (THE A63)

C3 FULLY FITTED INCLUDING RECEPTION, MANAGERS OFFICE & KITCHEN

BOTH PREMISES TO BE REFURBISHED (DETAILS ON REQUEST)

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**

LOCATION

South Orbital Trade Park was originally constructed in 1981 and comprises a series of prominent units overlooking Garrison Road (the A63), which links the Port of Hull via the City Centre and thereafter the M62 motorway.

The units fronts Drypool Way and are accessed from Hedon Road, at the junction of the A1033.

Majors occupiers on the estate include Savoy Tyres, Leyland Paints and Barkston Industrial Plastics.

DESCRIPTION

Unit C3 and C6 comprise a steel framed single storey units constructed of brickwork/blockwork to 2m, and fully insulated metal profile cladding above.

Each unit has an asbestos roof with translucent sheets, and internally an eaves height of 5m.

Unit C3

Recently vacated by Auto Windscreens and incorporates:

- Reception
- Managers office
- Ladies & Gents WC
- Control Office
- Tea room
- External lighting for 2 substantial signs

Unit C3 incorporates a sectional overhead door with heating from 2 ambi radiant units and strip lighting. The premises are alarmed. Full security of doors and windows by external shutters.

Unit C6

When refurbished will incorporate:

- Single WC
- Strip lighting
- Newly installed electrically operated roller shutter door

Floor plans are available on request.

THE REFURBISHMENT PROPOSALS

Each building is to be fully refurbished, further information available on request.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice 6th Edition the premises have the following area:

Description	Ft ²	M ²
Unit C3	2,500	232
Unit C6	1,250	116

CAR PARKING

Unit C3: 8 spaces

Unit C6: 4 spaces

PLANNING

The premises are suitable for light industrial (B1C) or warehousing (B8) under the Town & Country Planning Act Use Classes Order as amended 2008.

RATING INFORMATION

Local Authority: Hull City Council

The premises currently have a combined rateable value of £14,750 RV.

If the premises are occupied as separate units the rating assessment would be split.

TERMS OF DISPOSAL

The rent quoted below includes the current ground rent which is subject to review in 2012.

Unit C3: £15,250 per annum

Unit C6: £7,000 per annum

NB: The long leasehold interest of Unit C6 is available, once refurbished, at £70,000.

SERVICE CHARGE

The current service charge is approximately £0.30p per sq ft.

VAT

Unit C3

All payment terms quoted for C3 will be subject to VAT.

Unit C6

Currently this building is not elected for VAT purposes.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment with the joint agents.

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