



TO LET

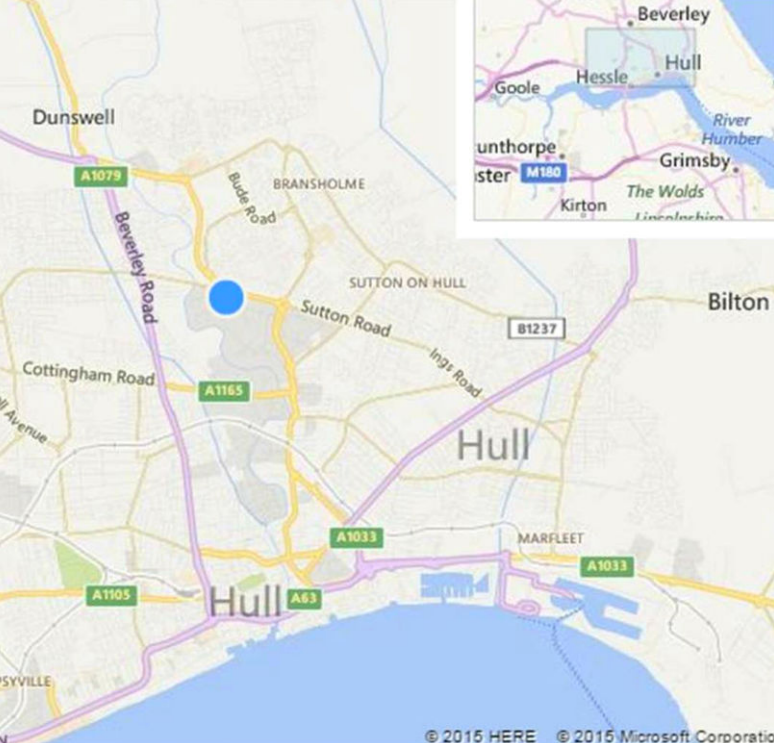
SUTTON FIELDS INDUSTRIAL ESTATE

Gothenburg Way, Hull, HU7 0YG



- Industrial units available on flexible terms
- Popular established location
- Easy access from A1033 Sutton Road
- Fenced and gated site with parking
- All mains services available (inc 3 phase electricity)
- Quick completions usually possible

WORKSHOP / INDUSTRIAL UNITS
1,744 to 2,690 sq ft (162 to 250 sq m)



TRAVEL DISTANCE

	Miles	Mins	
Hull city centre	4	14	Car
Humber Bridge	13	21	Car
York	37	1 hr 5 mins	Car
Leeds	62	1 hr 15 mins	Car

Source: theAA.com

SUTTON FIELDS INDUSTRIAL ESTATE

Gothenburg Way, Hull



DESCRIPTION

The estate is set out as 14 units in 3 terraces accessed off two shared service yards. Unit 10D includes a large fenced and gated compound. All the units are clear span steel framed with brickwork and cladding walls. Roofs are either flat metal deck with insulated board and felt covering or pitched insulated profiled metal cladding.

Some units backing onto Stockholm Road feature display windows. Subject to availability units can be combined to create larger floorplates.

SPECIFICATION

- Securely fenced and gated site
- Mains services including 3 phase electricity
- Reinforced concrete floors
- Some units feature internal offices
- Separate goods and pedestrian access doors

EPC

EPC ratings are in the range B27 to E124. Full details available on request

BUSINESS RATES

Please contact Kingston upon Hull City Council on 01482 300301

LOCATION

Sutton Fields Industrial Estate is north of Hull city centre just off the A1033 Sutton Road. It is well located for access to the city, the A62/M62, Humber Bridge and via the A1079 to York. This is in a well established industrial and distribution area

TERMS

- Range of Flexible tenancy options and longer term leases
- Tenant to repair and decorate the interior (inc doors and windows)
- Landlord to repair decorate the exterior and structure
- Landlord to insure the building
- No legal fees but admin fee of £150 + VAT payable at completion

VIEWING / FURTHER INFO

Please call us for current availability and for viewings



Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ

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