FOR SALE

High quality multi-let office & café investment opportunity

Kingston House + Townhouse

SAXON WAY, PRIORY PARK, HULL, HU13 9PB

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INVESTMENT SUMMARY

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- High quality multi-let office and café investment opportunity.
- Desirable position on a well-established Business Park.
- Centrally located, less than 5 miles from Hull City Centre.
- Excellent transport links, both to the national motorway network and east coast ports.
- Fully self-contained site.
- Multiple leases in place.
- Passing rent of £98,814 with an ERV when fully let of £159,564.
- Good asset management opportunities.

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LOCATION

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Priory Park is a 'Henry Boot Development Project' completed over 28 years, and extends to over 150 acres. The park is split in to Priory Park East and West, and is home to a host of high-profile business's such as Mercedes, Volkswagen, Jaguar, Royal Mail and Audi.

The location benefits from superb road links to M62/A63 and Hull's main Park & Ride. The Clive Sullivan Way runs adjacent to the park , which allows easy access in to the city and national motorway network.

A wide range of leisure and shopping facilities are available within the vicinity; Sainsburys, Homebase and The Village Hotel, all lie within a one mile radius.

Hessle Train Station is less than 2 miles away.

The office is easily accessible via Saxon Way, adjacent to the A63.

CLOSE LINKS TO A63, M62, M1, CLIVE SULLIVAN WAY.

HULL INTERCHANGE LIES WITHIN A 5 MILE RADIUS, AND HAS DIRECT SERVICES TO PRIORY PARK.

SOUTH HESSLE TRAIN STATION LIES WITHIN A 2 MILE RADIUS.

HUMBERSIDE AIRPORT IS SITUATED 15 MILES FROM THE PROPERTY, ACCESSIBLE WITHIN 30 MINUTES DRIVE-TIME.

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DESCRIPTION

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- The property comprises two principal buildings within a self-contained site, which have been linked and developed to form one asset.
- The Townhouse comprises a masonry construction building with glazed viewing gallery to each floor, offering ground floor café and open plan office space on the upper two floors.
- Kingston House provides multiple self-contained office suites over three floors with a communal kitchen and passenger lift serving all floors. To the rear of the property there is a workshop with mezzanine floor and office.
- Traditional brick built offices.
- Various office suites available including open plan.
- Air-conditioning.
- Kitchen facilities.
- Gas central heating.
- Suspended ceilings.
- Recessed lighting.
- Allocated parking available.

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ACCOMMODATION

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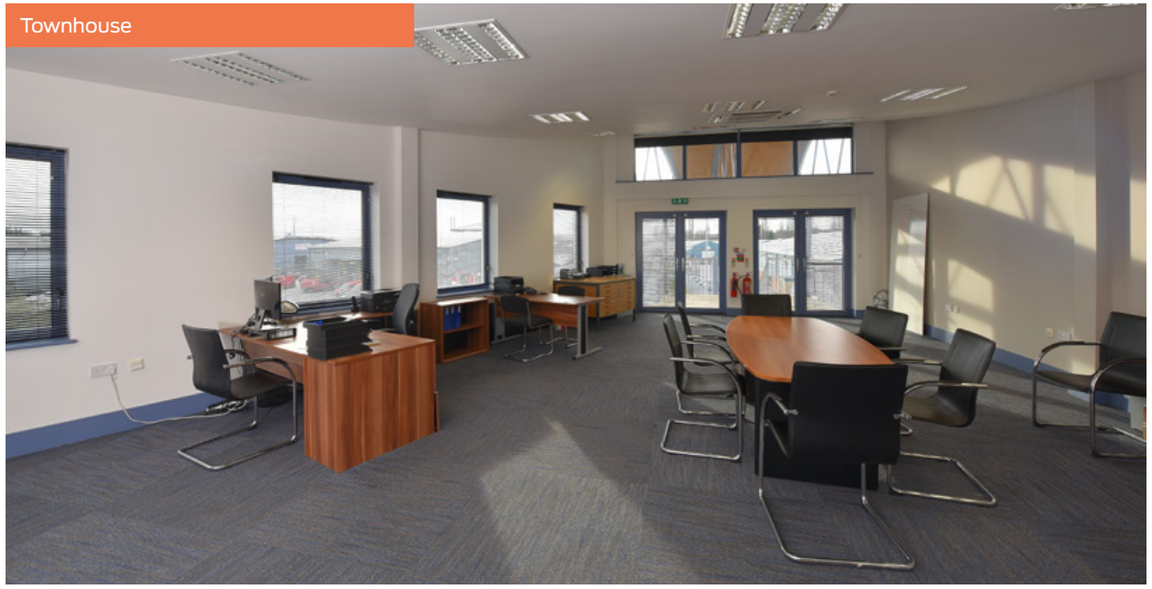
ACCOMMODATION	SQ FT	SQ M
Kingston House Building 1	4,762	442.40
Kingston House Building 2	3,034	281.87
Kingston House Building 3	1,928	179.12
Kingston House Building 4	2,862	265.89
Townhouse	2,967	275.64

Townhouse



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TENANCY SCHEDULE

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Kingston House

Townhouse

BUILDING	LEVEL	USE	FLOOR AREA (SQ FT)	OCCUPIER	£/PA	£ PER SQ FT	ERV PA	TERM START	TERM EXPIRY	COMMENTS
KINGSTON HOUSE Building 1	**Ground Floor Suite 1 – 6** **First Floor Suite 1 – 5**	Office	4,762	The Personal Finance Centre Limited	£55,016	£11.55		10/08/2015	09/08/2020	New lease under negotiation.
KINGSTON HOUSE Building 2	**Reception Office**	Office	168	Vacant	-	-	£2,520	-	-	
	Ground Floor Suite 1	Office	316	HPSG Limited	-	-		01/09/2018	31/09/2028	Demise included within Building 4 Lease.
	Ground Floor Suite 2	Office	207	ITV Broadcasting	£3,360	£16.23		16/11/2015	15/11/2020	Rent shown is net of service charge at approximately £960 per annum. New lease under negotiation.
	Ground Floor Industrial Stores	Storage	261	HSPG Limited	-	-	-	01/09/2018	31/09/2028	Demise included within Building 4 Lease.
	First Floor Suite 3 - 4	Office	545	Vacant	-	-	£8,175	-	-	
	First Floor Suite 5	Office	202	Vacant	-	-	£3,030	-	-	
	First Floor Suite 6	Office	266	Lockwood Shipping	£4,438	£16.68		N/A	N/A	Informal arrangement. Rent shown is net of service charge at approximately £985 per annum. New lease under negotiation.
	First Floor Suite 7 - 9	Office Storage	1,016 53	Vacant	-	-	£16,035	-	-	
KINGSTON HOUSE Building 3	**Ground Floor + First Floor**	Reception Storage Office	278 679 971	HRC Environmental Services Limited	£15,600	£8.09		01/03/2019	29/02/2020	Tenant currently holding over.
KINGSTON HOUSE Building 4	**Ground Floor + Mezzanine**	Office Workshop Stores	401 1,473 988	HPSG Limited	£12,000	£4.19		01/09/2018	31/09/2028	Tenant break clause at any time after 1st October 2019 with 1 months written notice.
TOWNHOUSE	**Ground Floor**	Café Kitchen	693 268	Hessle Catering Limited	£8,400	£8.70		01/06/2017	31/07/2022	Tenant break clause at anytime after 1st March 2020 with 6 months written notice.
	First Floor + Second Floor	Office	2,006	Vacant	-	-	£30,990	-	-	

TOTALS	Passing Rent	£98,814
	ERV	£159,564

Please note that the above measurements have been provided by a third party. All interested parties should satisfy themselves in this regard.

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TOWNHOUSE

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FURTHER INFORMATION

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EPC RATING

The property has an EPC rating of C56

VAT

We understand VAT has been charged on rents.

OFFERS

We are seeking offers for the freehold interest of the property.

CONTACT

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