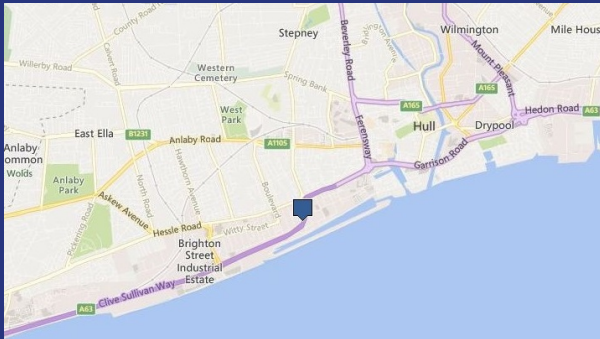


# TO LET

**78 WASSAND STREET  
HULL  
HU3 4AL**

- Available May 2021. Expressions of interest
- Modern industrial unit with private yard enclosed by security fencing and gate.
- Three phase electricity with 35 KVA capacity.
- Fully fitted two storey service block including offices and staff amenities.
- Suitable for a variety of uses (STP)



## INDUSTRIAL

5,274 sq.ft. (489.95 sq.m.)

**Price / Rent**  
**£35,000 per annum**

### Enquiries

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**GARNESS  
JONES**



## Location

Situated approximately 2 miles west of the City Centre and within approximately one minute's drive of the A63, this development is in a prime location with excellent road links. Adjacent development has taken place in the last couple of years enhancing the profile of the immediate locality which is the choice of many local, regional and national businesses. The Hessle Road shopping district is within walking distance providing a wide range of retail service and food facilities.

## Description

The units are built incorporating a steel portal frame encompassing profile steel cladding and brick walls. These units boast an eaves height ranging from 5.7m. to 9.3m. to the under haunch where the roof incorporates ample translucent panels allowing natural daylight to reduce energy costs during the daytime.

The industrial area has commercial gas heating and the office accommodation has independent gas central heating. Externally each unit boasts its own private yard allowing a clear turning circle but still allowing staff car parking within the site. The site shall be surrounded by a palisade fence for added security and private access for each individual occupier accessed through a palisade gate.

## Accommodation

	SQ FT	SQ M
Ground Floor - warehouse/offices	4,327	401.98
First Floor - offices	947	87.98

## Service Charge

We understand there will be no service charge payable.

## Services

All mains services will be connected to the premises including a 3-phase electricity supply.

## EPC Rating

A copy of the EPC certificate is available upon request.

## Business Rates - 2020/21

We understand the premises currently has two rating assessments. For more information please contact sole agent.

## Terms

A new lease is available for a term of years to be agreed on Full Repairing and Insuring terms at an initial rent of £35,000 per annum.

GARNESSE JONES  
CHARTERED SURVEYORS  
79 Beverley Road, Hull, HU3 1XR

