

Lake Enterprise Park Hull

To Let
Industrial/Warehouse Units
494 sq ft - 1,603 sq ft (46 - 148 sq m)

24/7 access



Three Phase Electric



Roller Shutter Access



Recently Refurbished Roof

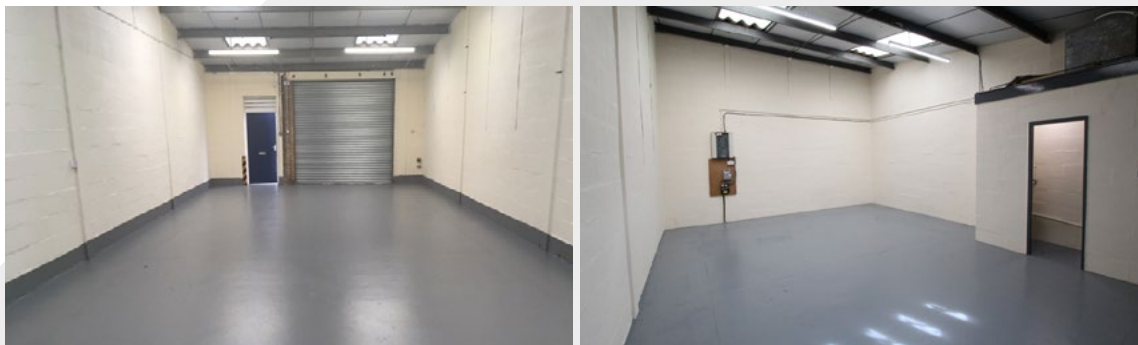


Well-Established
Industrial Estate



Lake Enterprise Park

Lake Enterprise Park, Bergen Way, Hull, HU7 0YQ



Description

Lake Enterprise Park comprises terraced industrial/warehouse units located on the larger, well-established, Sutton Fields Industrial Estate. The units are open plan and can be accessed via a roller shutter door from the communal forecourt with a separate pedestrian entrance. All the terraces on the estate have benefitted from new roofs. The estate is secured by a perimeter fence and lockable access gate and there is a café on-site with other local amenities available in the area.

Location

Lake Enterprise Park is situated within one of the largest industrial areas of Hull, approximately 3 miles north of the City Centre. The property is 1 mile from A1070 Hull Ring Road which connects to the main A63 arterial road.

Property owned by **Mileway**

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EPC

EPC available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

PPH Commercial
Ben Cooper
ben.cooper@pph-commercial.co.uk
01482 626 912
07702 671 380

Jordan Stokes
jordan.stokes@pph-commercial.co.uk
01482 648 888
07706 353 609

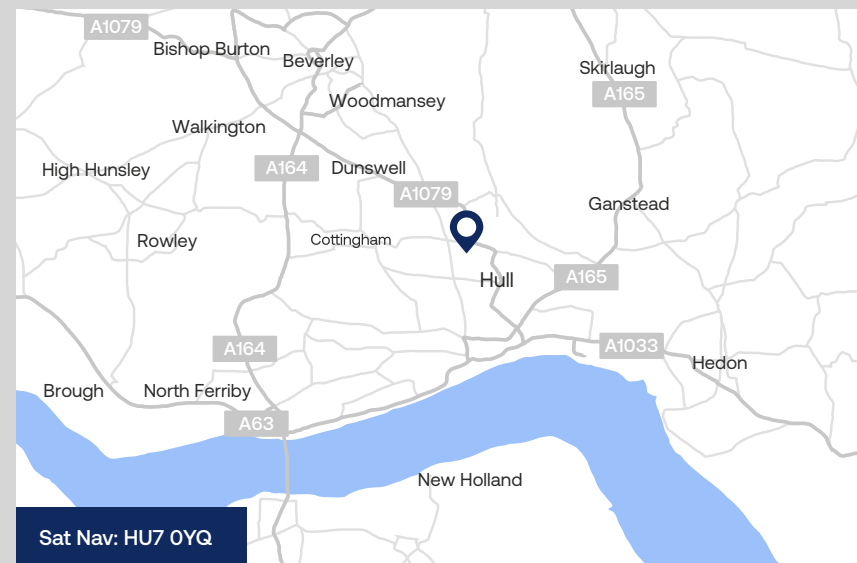
VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Mileway
Thomas Sykes
yorkshire@mileway.com
0113 868 3776



Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)	Rent per annum
Unit 19G	494	46	£6,600 p.a.
Unit 16F	1,603	148	£13,500 p.a.