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Cooper House



Oast House

For Sale / To Let

Cooper House and Oast House The Maltings, Hull HU1 3HA

- Situated in the heart of Hulls' unique Maltings development
- Office space available from 1,746 sq ft to 19,818 sq ft
- Central heating and part air conditioned
- Extensive on-site car parking provision (50 spaces)
- Quoted rent £12.50 psf
- Freehold For Sale- Cooper House £974,500 / Oast House £1,502,750

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9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com

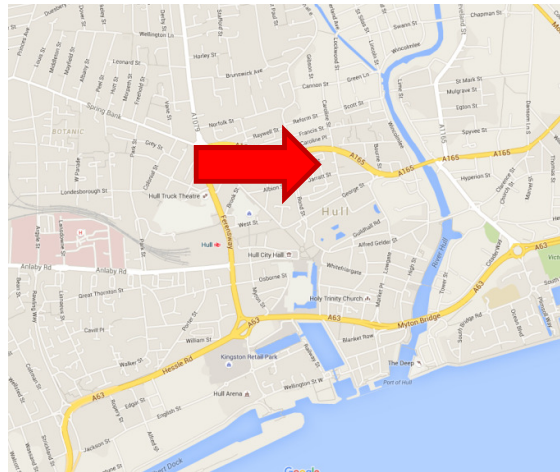
Location

Hull is a thriving commercial centre benefitting from easy access to the surrounding area and wider region via the M180 and M62 motorways. York, Leeds and Hull are all within a 60 mile radius with direct rail links provided via the main railway service.



Overlooking the centre of the unique Maltings office village development, Cooper House and Oast House occupy a highly prominent position within the heart of the complex. The Maltings is located in Hull City Centre, just a short walk from the main railway station, bus terminal and extensive city centre amenities.

Benefitting from significant development and investment over the last 20 years, this superb office environment has attracted occupiers including SGS, Randstad, Unite the Union and The Insolvency Service.



Description

The property comprises two office buildings with independent access, arranged on ground and 2

upper floors providing primarily open plan accommodation. Benefits include;

- Suspended ceilings
- Recessed lighting
- Central heating
- Part air-conditioned
- Passenger lift
- Patrolled security and on-site CCTV
- Male and female WC facilities
- To be newly carpeted and decorated
- 50 on-site car parking spaces



Accommodation

The available accommodation has been measured to have a net internal floor area which can be divided as follows;

Oast House	Size (Sq Ft)
Ground floor	1,746
First floor	5,070
Second floor	5,206
TOTAL	12,022

Cooper House	Size (Sq Ft)
Ground floor	2,659
First floor	2,553
Second floor	2,584
TOTAL	7,796

Terms

The accommodation is available for sale or to let on by way of new effective FRI leases for a term to be agreed.

Rateable Value

We advise all interested parties to make their own enquiries with the Local Rating Authority.

EPC

The offices have been assessed to have an EPC Rating of;

- Cooper House- **E**
- Oast House- **C**

A copy of the full certificate is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

Viewing & Further Information

Strictly by appointment with the joint letting agents:

Knight Frank LLP

Contact: Eamon Fox / Elizabeth Ridler

Email: eamon.fox@knightfrank.com
sam.jamieson@knightfrank.com

Tel: 0113 246 1533

Garness Jones Ltd

Contact: Paul White

Email: paul.white@garnessjones.co.uk

Tel: 01482 564564

Subject to Contract Particulars: December 2015

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