

# FOR SALE

**FORMER SERVACOMM PREMISES  
PATRINGTON ROAD  
OTTRINGHAM  
WITHERNSEA  
HU12 0AD**

- Immediately available.
- 6.51 acres (38,324 sq.ft. - 3,560.38 sq.m.) of industrial and office space.
- Previously used for modular building manufacture.
- East Hull location.
- Suitable for occupation or redevelopment.



## INDUSTRIAL

38,324 sq.ft. (3,560.30 sq.m.)

### Price / Rent

**£1,000,000**

### Enquiries

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**GARNESS  
JONES**

**Chartered Surveyors**

[www.garnessjones.co.uk](http://www.garnessjones.co.uk)

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## Location

The property is situated on Patrington Road, Ottringham. Patrington Road is the extension of the A1033 from Hull to Patrington the site is situated on the south side of the road approximately one mile to the west of Ottringham. Ottringham is located approximately 10 miles to the east of Hull City Centre the A1033 leading to Withernsea to the east and in a westerly direction Hull and the A63 giving access to the Humber Bridge, the M62 and the national motorway network.

## Description

The site comprises of an industrial complex previously used for the construction of modular buildings. The site is concrete surfaced, generally level and regular in shape, secured by a steel palisade fence. There are a number of buildings on the site. The main being a 3 bay steel portal frame warehouse unit with roller shutter doors which has previously been used for manufacturing. There are other ancillary industrial units which have been used for storage, two storey office is adjacent to the main warehouse, it is of modular construction, clad with profile metal.

\* Further buildings include stores and modular offices it is likely the temporary modular premises will be sold with the site however please contact the agents for further information.

## Accommodation

	SQ FT	SQ M
Industrial unit	30,932	2,873.58
Ancillary storage unit	5,444	505.75
Offices	1,948	180.97
* Modular offices/stores	8,094	751.93

## Service Charge

There is no service charge applicable to this building.

## Services

We believe all mains services are connected to the property. Interested parties are advised to confirm the suitability of services for their use.

## EPC Rating

A copy of the EPC is available upon request.

## Business Rates - 2018/19

RATEABLE VALUE	RATES PAYABLE
£69,000	£33,051

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

## Terms

Offers are invited for the freehold interest with vacant possession in the region of £1,000,000 plus VAT if applicable.

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**GARNESS JONES**  
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