



**FOR SALE**  
**Warehouse/ Industrial Unit**  
**Galatea House, 1 Narvick Road, Hull, HU7 0AB**  
**13,906 sq ft (1,291.95 sq m) on 1.16 acres**



**LOCATION**

Galatea House is located within the established industrial area of Sutton Fields Industrial Estate adjacent to the River Hull. The property is 3 miles north of Hull city centre and the Port of Hull which is connected by dual carriageway road links to the M62, M18, and M1, providing excellent connectivity to the whole of the UK. The property is accessed from Malmo Road which follows from Stockholm Road.

**DESCRIPTION**

An industrial unit of steel portal frame construction to an eaves height of approximately 6.1m with internal first floor offices. Elevations are brick and clad in profile metal cladding. Loading access into the unit is by way of 2 ground level doors to the front elevation. Internally the property is configured as a cash handling centre with secure loading enclosures, cash transfer units, personnel transfer units, strong rooms and holding pens. The premises benefits from a separate service yard securely fenced and accessed via an electronic gate and a separate car parking area containing 40 spaces. The site area extends to approximately 1.16 acres



## ACCOMMODATION

Description	SQ M	SQ FT
Warehouse	1,004.64	10,813.84
First Floor Offices	287.31	3,092.58
<b>TOTAL</b>	<b>1,291.95</b>	<b>13,906</b>

## RATING

The unit has a 2017 Valuation Office Agency Rateable Value of **£59,000**. The 2017 UBR is £0.479 therefore the rates payable for the property is **£28,261**. Interested parties should make their own enquiries to Hull City Council.

## TERMS

The property is available by way of freehold.

Price on application.

## PLANNING

We understand the units benefit from Use Classes B1, B2 and B8. Interested parties are recommended to make their own planning enquiries with Hull City Council.

## EPC

Available on request

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

## VIEWINGS

Strictly by appointment with the Sole Agent

BNP Paribas Real Estate, Minerva, East Parade, Leeds LS1 5PS

**Liam Ridley**

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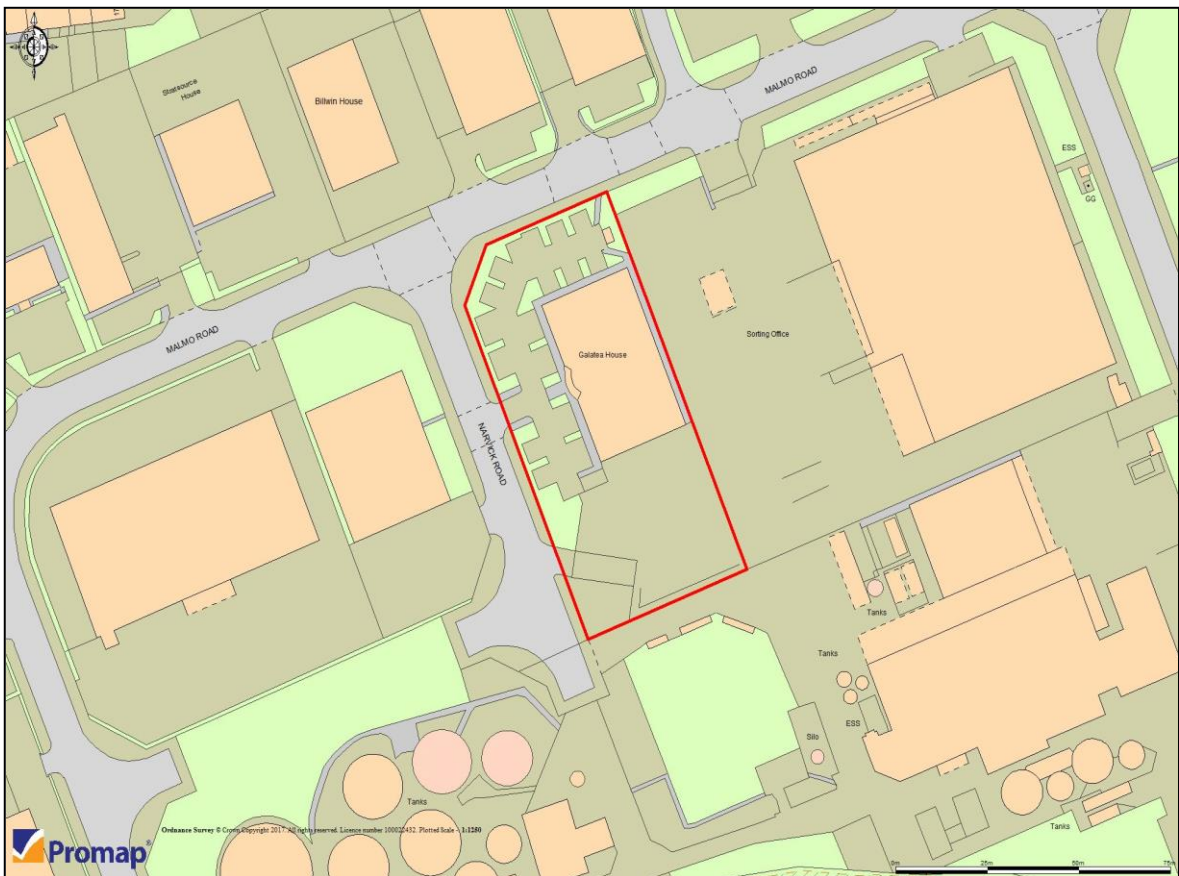
**Tel:** 0113 242 0044

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May 2017



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