

# PRIORY PARK EAST, HENRY BOOT WAY, HULL, HU4 7DY

**NEW OFFICES BUILDINGS FOR SALE 2,000 sq ft to 7,000 sq ft**  
**PRELIMINARY ANNOUNCEMENT**



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**Chartered Surveyors & Commercial Property Consultants**



## LOCATION

Priory Park is one of the most popular business parks in the Hull and East Riding area, situated some 4 miles west of the city centre alongside the A62 dual carriageway, which gives easy in to the city centre and to the national motorway network.

The estate includes a wide range of national, regional and local companies and also has excellent leisure and shopping facilities with the Village Inn, Sainsburys, Home Base and Aldi together with Hull's main park and ride facility, close by.



## DESCRIPTION

This new scheme has been designed to create up to five much needed new office buildings in West Hull ranging from 2,000 sq ft to 7,000 sq ft being offered for sale.

Each unit is to be arranged over two floors, have their own private entrance and will be fitted out to a high specification throughout, including DDA compliance with lift access.

Externally the site has excellent car parking which will be allocated to each of the individual buildings.

The units are ideal for owner occupation or investment purposes either private or SIPP and are available for occupation early in 2017

## SUMMARY

- New office buildings from 2,000 sq ft to 7,000 sq ft approx
- High quality space arranged over 2 floors
- DDA compliant
- Excellent on site private car parking
- Superb road links just off A63/M62
- Ideal for private investment, SIPP, or owner occupation purposes

## ACCOMMODATION

The units will provide the following approximate accommodation measured on a gross basis:

	Sq m	Sq ft
Unit 1	270	3,000
Unit 2	376	4,000
Unit 3	270	3,000
Unit 4	186	2,000
Unit 5	186	2,000

## TERMS

The offices are to be offered for sale on a freehold basis, although the car parking and access area will be by way of a 999 year ground lease. Details are available from the agents.

## PRICE

Details from PPH

## VAT

The property is not registered for VAT purposes.

## PLAN

Details of the scheme layout plans are available from the agent.

## CONTACTS



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Date: **January 2018**

File Ref: **11228HO**



### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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