

Offices

Albion House, Albion Way, Willerby, HU10 6PS



To Let



- High quality office space from 55.74 sq m (600 sq ft) up to 111.48 sq m (1200 sq ft)
- Fully DDA compliant
- Located just off A164, approximately 1 mile west of the Humber Bridge
- On-site car parking
- Easy access to Willerby Shopping Park
- Available February 2012

Contact: Ben Cooper

Email: ben.cooper@pph-commercial.co.uk

Direct Dial: 01482 626912

The Hesslewood Estate

Ferriby Road, Hessle

Hull, HU13 0LG

Tel | 01482 648888

Fax | 01482 643889

Web | pph-commercial.co.uk

Albion House, Albion Way Willerby, HU10 6TS



Location

Albion House is located on the south side of Albion Lane just off the A164 trunk road which provides a natural connection between the Humber Bridge and Beverley.

Located adjacent to the Willerby Shopping Park, occupiers of the brand new offices will not only benefit from the excellent road links which are available but also ample staff facilities close by within the shopping park, including Waitrose, Santander, Home Base as well as two health clubs in close proximity at the Jarvis Hotel and Total Fitness.



Description

The property comprises of a new two storey office building designed to the highest standards. The ground floor suite will be available either as a whole or in two separate suites. Each suite will be fully self-contained and will benefit from Category 2 lighting, be newly decorated with a high level of natural light and will also be newly carpeted.

The property will be accessed by way of a feature double height raised entrance with door entry system and externally the properties will benefit from dedicated car parking facilities.

Accommodation

The accommodation measured on a net internet basis will briefly comprise:

Ground Floor	
Suite 1	55.74 sq m (600 sq ft)
Suite 2	55.74 sq m (600 sq ft)

Terms

The offices are available to rent on the following terms and conditions.

Rent

The commencing rental will be based on £9,000 per annum per suite exclusive of rates, VAT and all other outgoings, payable quarterly in advance by Bankers Order

Lease Term

By negotiation.

Rates

The Tenant will be responsible for the payment of rates. The premises are currently being assessed for rating purposes.

Repairs

The Tenant will be responsible for all internal repairs and decorations to the demised premises together with the reimbursement of the property insurance premium applicable thereto.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the future costs incurred in respect of the repair/maintenance of the maintenance of the external parts of the building including landscaping and any common areas. Further details of the service charge are available from the Agents.

VAT

The property is registered for VAT purposes and therefore VAT will be charged and all rentals and payments made to the Landlord.

Legal Costs

The ingoing Tenant to be responsible for the Landlord's legal costs in the transaction and any Stamp Duty payable thereon.

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For further information and viewing

The Hesslewood Estate | Ferriby Road | Hessle | Hull | HU13 0LG

Tel | 01482 648888

Web | pph-commercial.co.uk

Ben Cooper | 01482 626912
email | ben.cooper@pph-commercial.co.uk

Nick Pearce | 01482 626900
email | nick.pearce@pph-commercial.co.uk



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