



INDICATIVE IMAGE

ROTTERDAM BUSINESS PARK

ROTTERDAM PARK
EAST YORKSHIRE
HULL • HU7 0AN

New build industrial units
1,292 to 8,075 sq.ft (120 to 750 sq.m)

FOR SALE
OR TO LET



ROTTERDAM BUSINESS PARK

New build industrial units in an excellent location, forming part of the popular Sutton Fields Industrial Estate, with the surrounding area being a mixture of local, regional and national business occupiers.



	Unit	Sq.ft	Sq.m
Phase 1	11A	1938	180
	11B	1938	180
	11C	1938	180
	11D	1938	180
Phase 2	12A	1615	150
	12B	1615	150
	12C	1615	150
	12D	1615	150
	12E	1615	150
Phase 3	14A	1292	120
	14B	1292	120
	14C	1292	120
Total		19,703	1830

LOCATION

The site is situated off Rotterdam Park, Sutton Fields Industrial Estate and benefits from a prominent location fronting onto the A1033/Holwell Road. The site is approx. 4.5 miles north of Hull City Centre and has good cross city links as well as easy access to the ports of Hull and wider motorway network via the A63 and M62.

SPECIFICATION

- Steel portal frame clear span units
- Composite cladding to walls and roof
- Translucent panels in roof allowing natural daylight into units
- Insulated overhead sectional access shutters
- UPVC double glazed window units
- Soft and heavy landscaped areas
- Dedicated site signage and lighting

SERVICES

Each unit will benefit from its own 3 phase electric supply, water and drainage. Telephone and internet services will be available subject to contracts with the suppliers.

SERVICE CHARGE

A service charge will be payable by each occupier as a contribution towards repairs and maintenance of common areas.

TERMS

Phase 1 – Available for sale by way of long leasehold or to let by way of new fully repairing and insuring (FRI) leases. Prices on application. **Expected completion summer 2022.**

Phase 2 & 3 – Available by of new fully repairing and insuring (FRI) leases. Prices on application.

LEGAL COSTS

Each party to bear their own costs.

VAT

All prices are exclusive of but will be subject to VAT at the appropriate rate.

CONTACT:

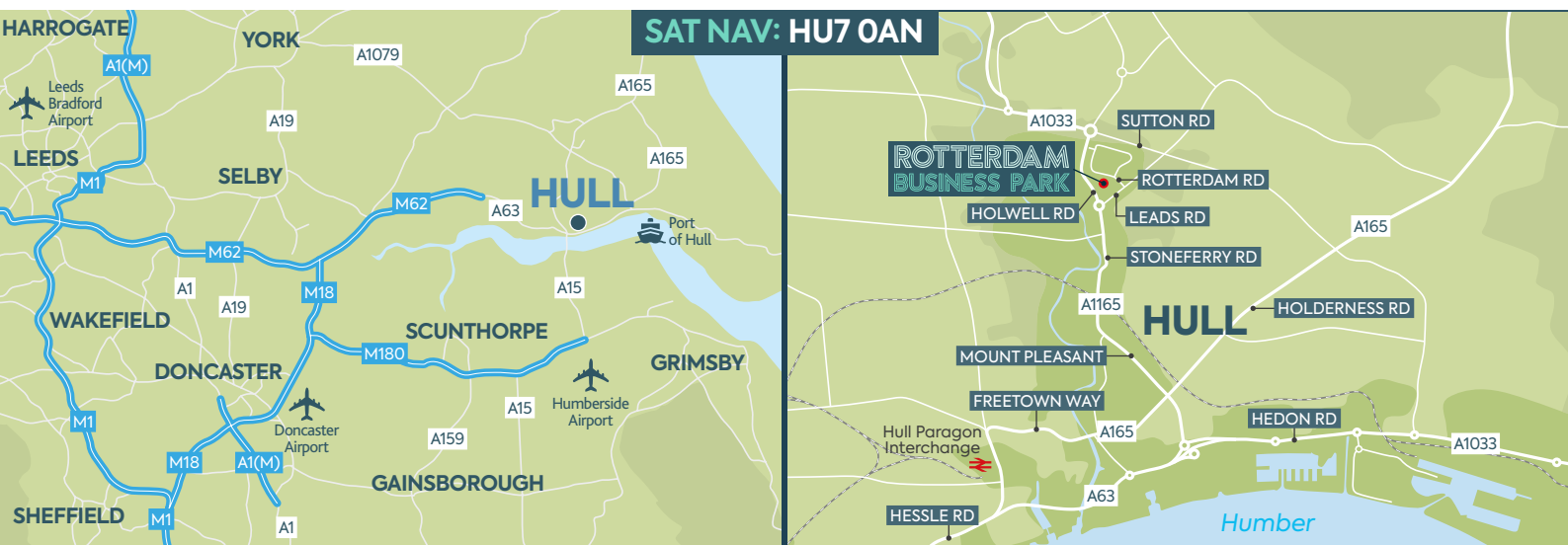
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A DEVELOPMENT BY:
Rotterdam Park
INVESTMENTS