



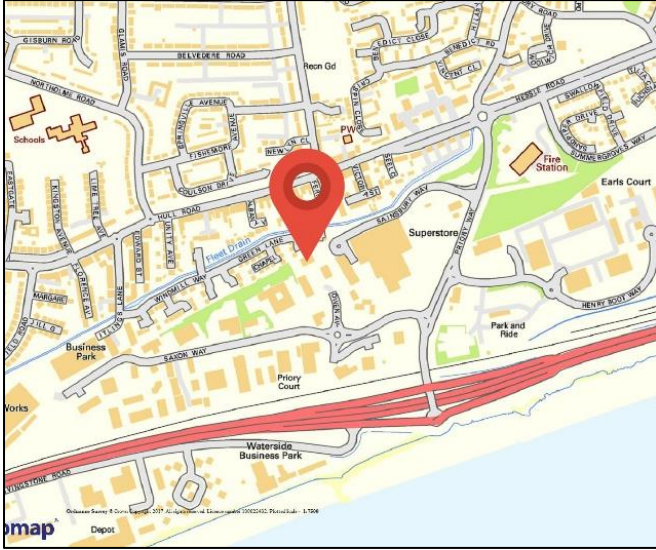
1 Iridium Court, Owen Avenue, Priory Park West,
Hessle, HU13 9PF
High Quality Offices To Let Following Refurbishment



Location

Iridium Court is located in the heart of Priority Park West, one of East Ridings most prestigious Business Parks, located adjacent to the A63 dual carriageway, some 4½ miles from Hull City Centre.

Iridium Court comprises a total of three high quality office buildings which provide over 22,000 sq ft and are superb accommodation situated within a well landscaped working environment which has proved a very popular office location.



Description

This particular accommodation comprises the entire first floor of 1 Iridium Court, accessed via a prestigious ground floor shared entrance.

The offices are central heated, have new air conditioning, raised access floors and are newly carpeted and decorated throughout. The offices have suspended ceilings with LED lighting and a very high level of natural light.

Externally, the offices have designated car parking for 40 cars around the building.

Summary

- High quality first floor office suite of 525.06 sq m (5,652 sq ft)
- Superb setting at Priory Park with immediate access to the A63/Clive Sullivan Way
- 40 private car parking spaces
- Newly refurbished to an excellent standard throughout

Accommodation

The accommodation on a Net Internal Area basis briefly comprises:

	Sq m	Sq ft
Ground Floor Shared Entrance		
First Floor Offices	525.06	5,652

Terms

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

Rent

The commencing rental will be £77,750 per annum, exclusive of rates, VAT and all other outgoings.

Lease Term

By negotiation.

Repairs and Insurance

The Tenant will be responsible for all 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 Landlord's expense incurred in respect of the repair/maintenance of the common parts of Iridium Court, including the car parking, landscaping and security, as well as the Building Service Charge covering the shared areas of Unit 1.

Business Rates

The tenant will be responsible for the payment of business rates. Internet enquiries with the local authority reveal that the property currently attracts a rateable value from April 2023 of £48,250 which is subject to the current uniform business rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the local authorities directly.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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