

Unit 1 Malmo Park, Bergen Way, Sutton Fields, Kingston upon Hull, East Yorkshire HU7 0YQ

Freehold Warehouse Investment

Lot 43

£42,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse/Office	929.00 sq m (10,000 sq ft)	MONKEY	10 years from	£42,500	30/09/2019,
Mezzanine	Ancillary	108.04 sq m (1,163 sq ft)	BIZNESS PLAY LIMITED (1)	01/10/2013 until 30/09/2023 on a full repairing and insuring lease (2)		30/09/2022 & 05/02/2023
Total		1,037.04 sq m (11,163 sq ft)			£42,500	

(1) Monkey Bizness Play Limited was formed in 2011 and currently operates six indoor play centres throughout the UK (www.monkey-bizness.co.uk).

(2) The lease is subject to a schedule of condition.

Key Details

- Let to Monkey Bizness Play Limited until 2023 (no breaks)
- Totalling approximately 1,037.04 sq m (11,163 sq ft)
- Benefits from car parking and rear service yard
- Situated on established and well located industrial estate

Location

Miles: 35 miles south-east of York

56 miles east of Leeds

63 miles north-east of Sheffield

Roads: A1079, A63, M62 (junction 38)

Rail: Hull Railway Station

Air: Doncaster/Sheffield Robin Hood Airport

Situation

Sutton Fields Industrial Estate is a major and well established business/industrial area located 4 miles north of Hull City Centre and is the largest industrial estate serving the city. The estate benefits from excellent road communications being situated on the A1079, which provides access to York to the north-west and the A63 to the south, which in turn provides access to the M62 and wider national motorway network. The property is situated on the south side of Bergen Way, close to its junction with Stockholm Road, a main trunk road through the estate. Nearby occupiers include Royal Mail, CrossFit and Advanced Plastics.

Description

The property comprises warehouse, office and ancillary accommodation totalling 1,037.04 sq m (11,163 sq ft), currently used as an indoor play centre. The property benefits from car parking to the front accessed from Bergen Way and additional parking to the rear accessed from Malmo Road.

Tenure

Freehold.

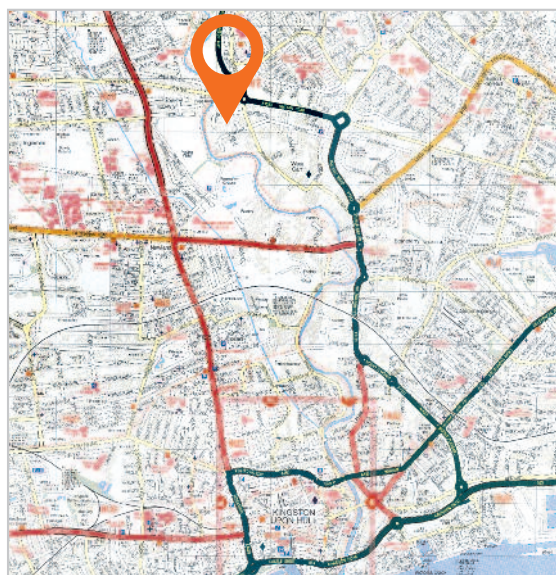
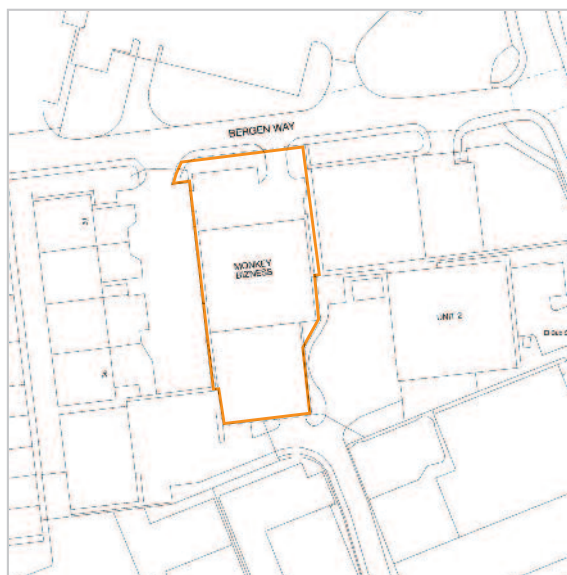
VAT

VAT is applicable to this lot.

Six Week Completion

Note

Unit 2 Malmo Park is being offered as Lot 38.



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