

# WITHAM HOUSE

SPYVEE STREET, HULL,  
EAST RIDING OF YORKSHIRE,  
HU8 7JJ

## RENT:

From £95,000 per annum

## AREA:

27,178 SQ FT

## Property Features:

- Good quality office accommodation with rear warehouse space.
- Large secure yard to the side and rear.
- Good central location with excellent access to the A63.
- Extensive on site private car parking.
- Business not affected and available due to relocation



Enquiries:

### Chris Hyam

01482 296691  
chris.hyam@garnessjones.co.uk

### Josh Darley

01482 296699  
josh.darley@garnessjones.co.uk

### Mike Fry

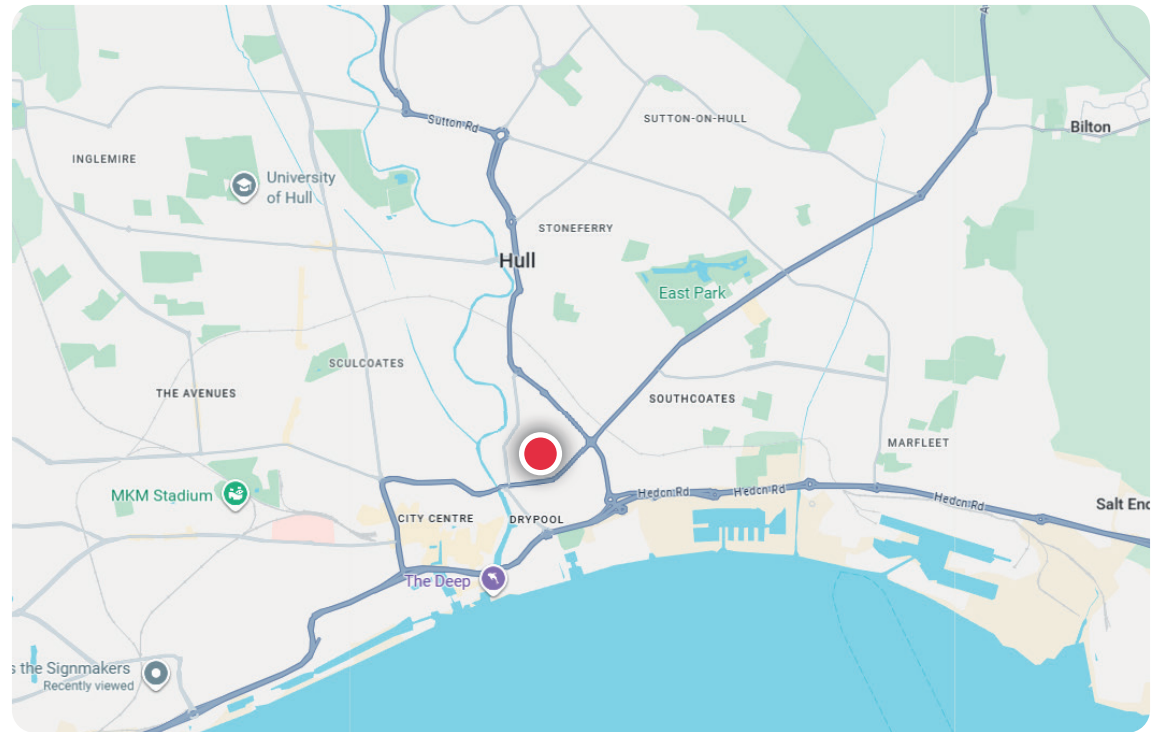
07741 077322  
mike.fry@rix.co.uk

### Lucas Powell

07821 642210  
lucas.powell@rix.co.uk

# Location

The City of Kingston-Upon-Hull has a population of around 250,000 with a further 150,000 in the immediate surrounding suburbs. It is a major industrial city with extensive river port facilities. The area is home to a number of major businesses including Arco, Reckitt Benckiser, Siemens Gamesa, Smith & Nephew, BP, Guardian Industries and Wren Kitchens. The property is located on the north side of Spyvee Street close to Hull City Centre and can be accessed via New Cleveland Street (A1165) or Witham (A165). The site is ideally located for good access to the main road and motorway network, docks and city centre.



# Description

The premises comprise of quality office and warehouse space with extensive secure yard area and dedicated parking.

The office accommodation is located towards the front of the site and spans over multiple floor levels. The main reception and staff amenities are located on the ground floor to male and female WC facilities, open plan kitchen/breakout area. The offices in the main throughout are fitted with suspended ceilings, LED lighting panels, carpet tile flooring and cable trunking. The offices are a mixture of open plan and self contained office space.



The warehouse to the rear sits beneath a steel portal frame building with insulated profile sheet cladding. The warehouse is accessed via multiple roller shutters located along the east elevation. There is good connectivity internally between each of the floor areas. Please note part of the ground floor warehouse is to be excluded as already occupied. Also, some of the internal photos were taken as part of previous marketing. Layouts etc have not changed. Photos to be updated.

#### **ACCOMMODATION:**

GF Reception / Offices / Canteen:  
3,759 SQ FT / 349.21 SQ M

GF Warehouse stores:  
12,390 SQ FT / 1,151.03 SQ M

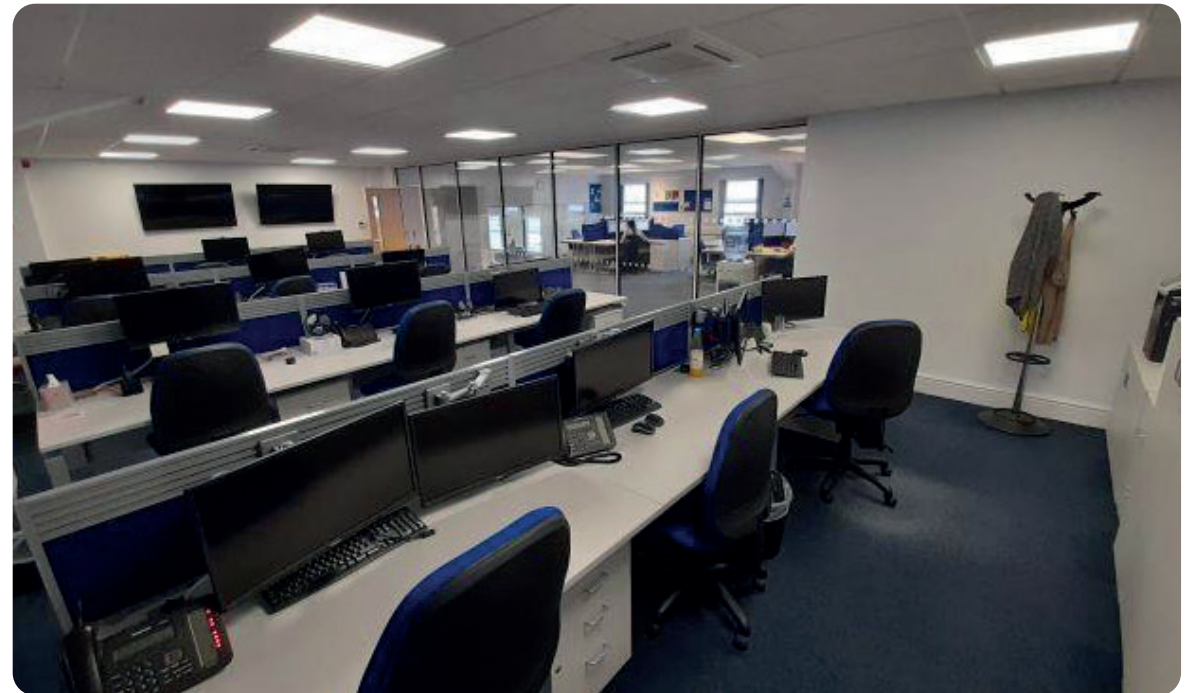
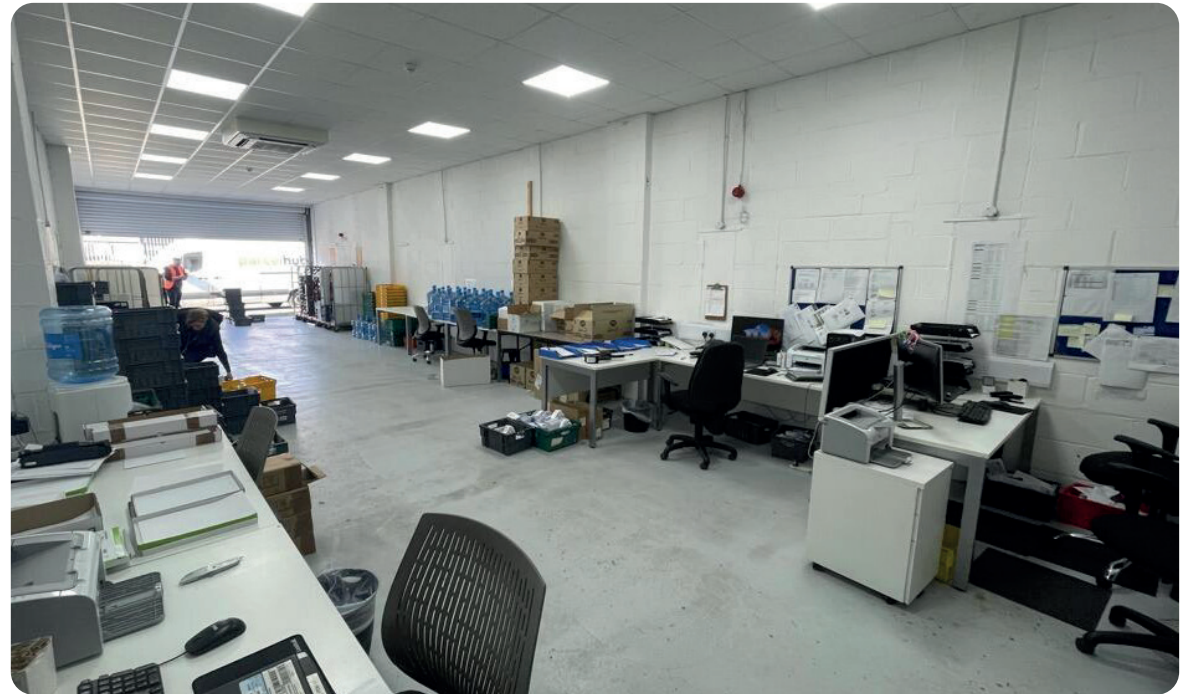
FF Offices:  
8,358 SQ FT / 776.46 SQ M

SF Offices:  
2,671 SQ FT / 248.14 SQ M

## Further Information

#### **SERVICE CHARGE:**

We understand there is no service charge payable.



**EPC RATING:**

A copy of the EPC is available on request.

**SERVICES:**

We understand that all mains services are connected to the property. Interested parties are expected to make their own independent enquiries to ensure services are suitable for the intended use

**LOCAL AUTHORITY:**

Hull City Council

**BUSINESS RATES:**

Rateable Value: £98,500

Rates Payable: £47,280

We understand the site has two rating assessments. The amount stated above is the combined total. The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

**TERMS:**

The premises are available by way of a new Full Repairing and Insuring lease (FRI) at a commencing rent of £65,000 per annum excl. Other terms by way of negotiation. Additional open storage land is available by way of separate negotiations.



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01482 564564 | [www.garnessjones.co.uk](http://www.garnessjones.co.uk)