



# To Let

69 Coltman Street, Hull HU3 2SJ

- First floor office suites
- Recently refurbished, ideal for new startups.
- Available on all inclusive lease terms.
- From £350pcm - £850pcm. 227 Sq. ft (21.07 Sq. m) - 494 Sq. ft (45.91 Sq. m).

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## Location & Situation

The property is situated along Coltman Street approximately 1.3 miles west of Hull city centre.

The surrounding area comprises predominantly residential with close access to the A63 dual carriageway.

## Description

The property comprises of two office suites situated upon the first floor and have recently undergone refurbishment to a high standard. The ground floor is occupied by two established charities, one being Giroscope who own the building and Matthews Hub occupies the rear section.

The suites provide versatility for a variety of businesses including those seeking to occupy one suite or all three rooms as they are adjacent to one another. In terms of parking there is on street access throughout Coltman Street. There is access to a shared WC & a small cup washing station can be provided if required.

## Planning

The entire property benefits from use class E.

## Services

We understand electricity, gas, water, and drainage are connected to the property.

## EPC

We understand the EPC for the property is "D".

## Accommodation

The suites comprise of the following floor areas:

Suite 1 - 267 Sq. ft (24.84 Sq. m)

Suite 2 - 227 Sq. ft (21.07 Sq. m)

Total: 494 Sq. ft (45.91 Sq. m)

## Business Rates

We understand the entire property is currently assessed as a whole with the rateable value being £10,250.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

We are advised VAT is not payable at the prevailing rate.

## Price/Terms

The suites are available on the following terms:

Suite 1 - £500 per month

Suite 2 - £350 per month

Viewings are strictly through appointment via us as sole letting agent.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: [jonathan@barkerproperty.uk](mailto:jonathan@barkerproperty.uk)

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