

penrose
commercial



To Let

From 110 sq m (1185 sq ft)

Suites 3 and 4 Carmelite House
Posterngate, Hull, HU1 2JN

OFFICES

CULTURE IN HULL CITY CENTRE

Hull is a city that has often been overlooked but there is a lot more to Hull than meets the eye. Hull is a hub for exchange of ideas and free thinking, something that has been passed down from years gone by, just look at William Wilberforce (abolitionist) and Amy Johnson (Aviator).

Hull was awarded the City of Culture in 2017, an accolade awarded by the Department for Digital, Culture, Media and Sport every four years in the UK. This acted as a springboard for national attention and instilled a new sense of pride in the City's residents.

Hull hosts an annual award winning Freedom Festival, celebrating the life of Hull's most famous son, William Wilberforce. Typically held at the end of August, The city is filled with dance, street theatre, music and exhibitions.

Hull Truck Theatre label's itself as 'producing and presenting inspiring theatre that reflects the diversity of modern Britain'. A theatre created by Mike Bradwell in the late 1970's that has continued to foster the talents of many local and international actors.

The city is home to the impressive MKM stadium which opened it's doors to major league football and rugby in 2002. The multi purpose facility hosts many international sporting fixtures alongside huge sell out arena tours for artists including R.E.M, Elton John and Neil Diamond.

The Bonus Arena is the newest state of the art venue in the City. Since opening in 2018 the arena has hosted shows from van Morrison, The Courteeners and Kaiser Chiefs.

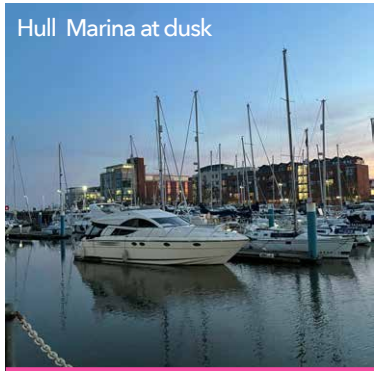




Humber Street, Fruit Market at dusk



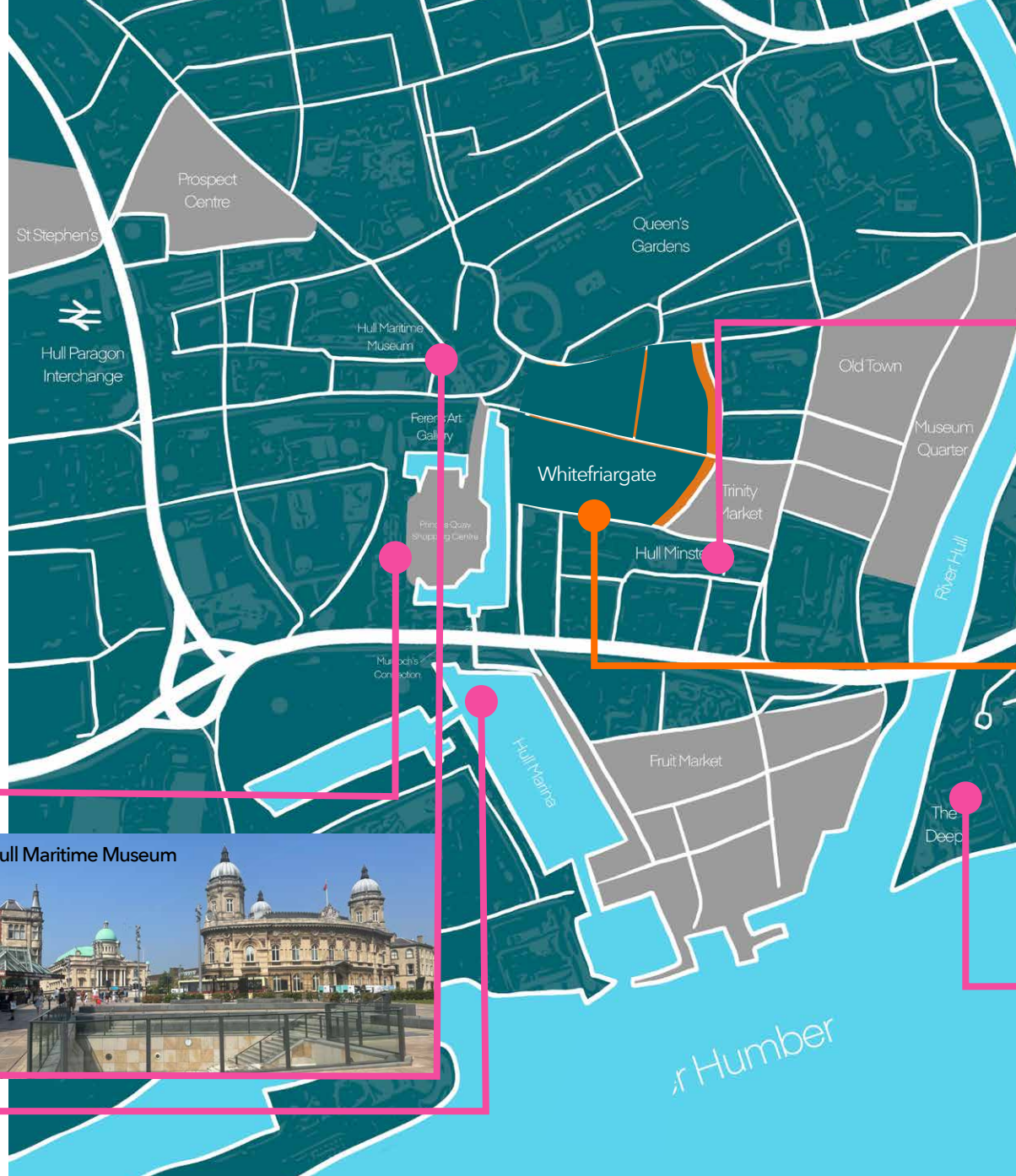
Princes Quay Shopping Centre



Hull Marina at dusk



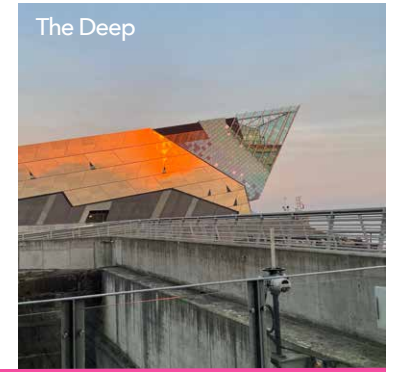
Hull Maritime Museum



Hull Minster



Carmelite House



The Deep

Suites 3 and 4 Carmelite House, Posterngate, Hull, HU1 2JN

- Attractive first floor city centre offices fitted to a high standard in historic building
- Open plan and general office areas
- Car parking spaces in forecourt at front of premises available by separate negotiation
- immediate availability

Location

Carmelite House is situated on the north side of Posterngate forming part of Hull's old town business district.

Situated just off Trinity Square, Posterngate runs parallel to Whitefriargate. Occupiers of the building are able to take full advantage of the excellent shopping and leisure facilities within the area.

Description

This imposing Listed building is maintained to a very high standard and comprises four office suites (with Suite 3 currently available).

The offices are carpeted, benefit from category 2 lighting, individual gas fired central heating and private WC facilities.

The main entrance area is controlled by a security system.

The offices are suitable for a wide variety of business uses and are available for early occupation.

Accommodation / Rateable Values

The accommodation briefly comprises (all areas and dimensions approximate):

	Sq m	Sq ft	Rateable Value
Suite 1 Ground			LET
Suite 2 Ground			LET
Suite 3 First	120.5	1297	£8,300
Suite 4 First	116.3	1252	£8,400

Terms

The offices are available on the following terms:

Rent

£11,500 per suite, per annum exclusive of rates, VAT and all other outgoings, payable quarterly in advance by Bankers Order.

Lease Terms

3 years or longer by negotiation.

Repairs

The Tenant will be responsible for all internal repairs and decorations to the demised premises.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the external and all common parts plus insurance.

Rates

The Tenant will be responsible for the payment of rates. Enquiries with the Local Authority indicate that the property currently has rateable values shown in the table. Interested parties are recommended to confirm the rateable value directly with the local authority before proceeding to complete a lease.

Note : The rate in the pound for 2024/2025 is 49.9 pence. Due to the low rateable values some tenants may have no rates to pay (subject to conditions)

EPC

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

VAT

VAT applies to the rent and other landlord charges.

Contacts for viewing

Tom Penrose

01482 250105

07885 648888

tom@penrosecommercial.co.uk

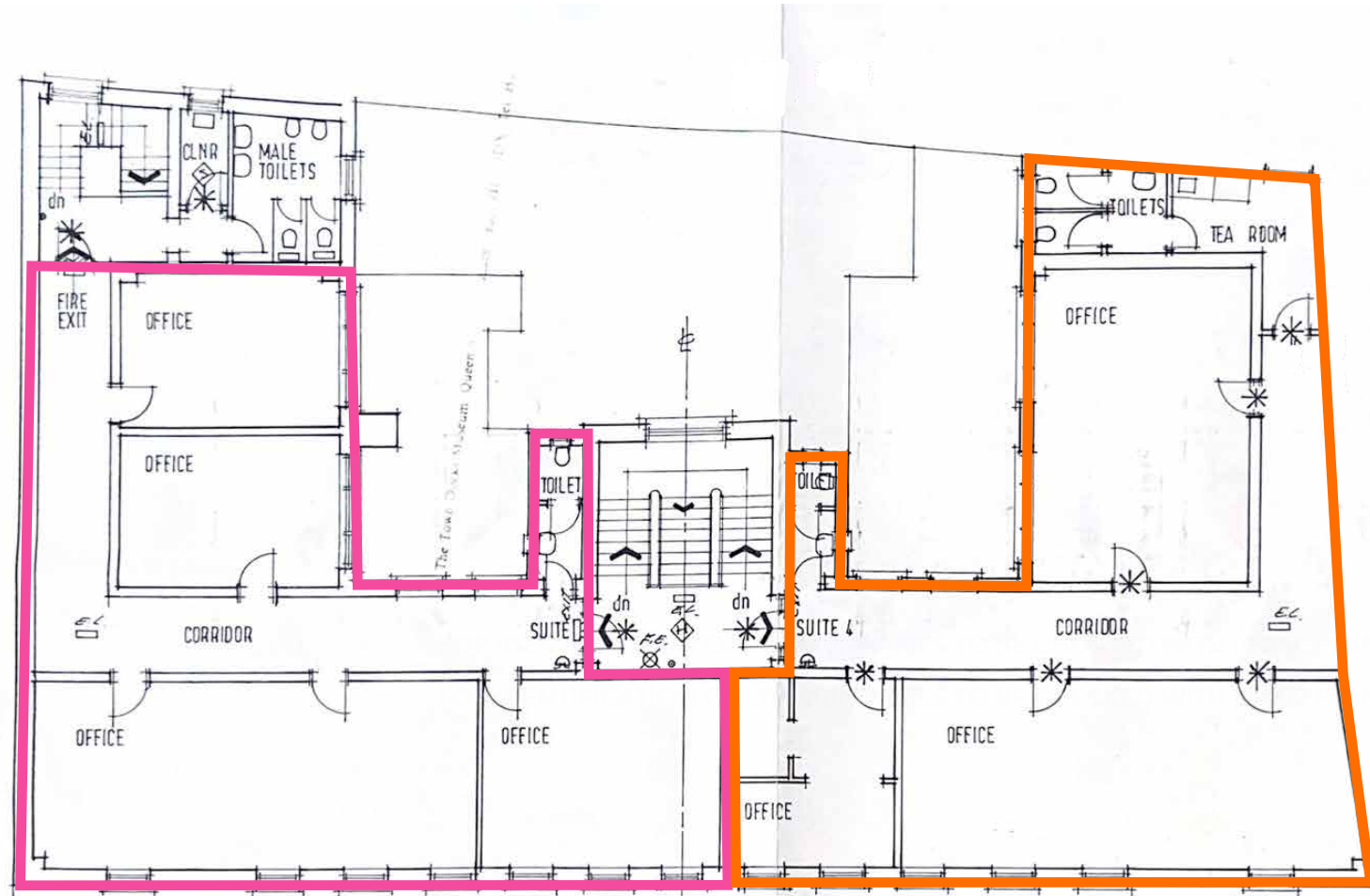
Matt Penrose

01482 250103

07736 839043

matt@penrosecommercial.co.uk

February 2025



FIRST FLOOR PLAN - CARMELITE HOUSE

SUITE 3
 SUITE 4
 THE HULL TRINITY HOUSE
 ESTATES DEPARTMENT
 CARMELITE HOUSE
 POSTERNCAFE

FOR IDENTIFICATION ONLY. BOUNDARIES TO BE CHECKED WITH LEASE PLAN