



To Let

From 68 sq m (732 sq ft)

Pearl Assurance House

Land Of Green Ginger, Hull, HU1 2EA

OFFICE



- Private and general office space
- Located in the heart of Hull's business district
- Easy access to shopping facilities, the Guildhall and main Courts
- Available immediately

Location

Pearl Assurance House is situated in a prominent position on the north side of Whitefriargate, on the corner of its junction with the historic Land of Green Ginger in the heart of Hull City Centre.

The area is well known as the City's main business district and Whitefriargate forms part of the main pedestrianised shopping area.

Description

The property comprises a substantial 4 storey Grade II Listed building which has been divided to provide a self-contained leisure unit on the ground floor, together with 3 floors of offices above, accessed by way of its own private entrance off Land of Green Ginger.

The offices provide a mixture of private and general office accommodation, a kitchenette and WC facility within the suite. The offices are suitable for a wide variety of business uses and available for immediate occupation.

Accommodation

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

	Sq m	Sq ft
First Floor Offices	78	841
Second Floor Offices	78	841
Third Floor Office	68	732

Terms

The offices are available to let on the following terms and conditions subject to a formal lease.

Lease Term

By negotiation

Rent

The commencing rental will be based on £5,500, per floor, per annum exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance by Bankers Order.

VAT

We are awaiting confirmation from the Landlords as to whether the premises are registered for VAT, but should this be the case VAT will be charged in addition to all payments made to the Landlord.

Repairs & Insurance

The Tenant will be responsible for all internal repairs and decorations to the demised premises together with a fair proportion of landlord's costs in respect of the repair/maintenance of the exterior of the property. The Landlord insures the building only, of which the premises form part and the Tenant is responsible for the property insurance premium applicable thereto.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has the following rateable values:

First Floor: Awaiting Reassessment
Second & Third Floors combined: £4,700

For 2023/2024 which is subject to a rate in the pound of 0.499. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.

EPC

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

Contacts

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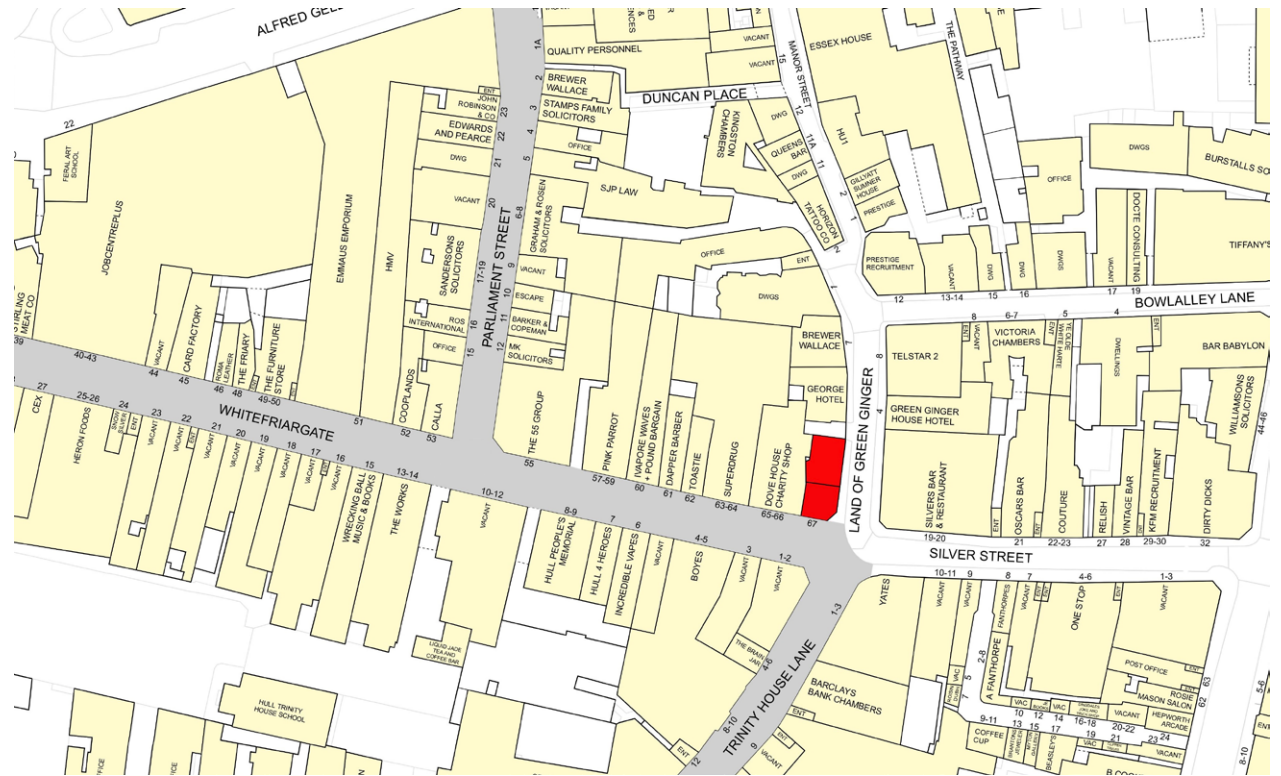
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