

penrose
commercial



To Let

25 sq m (270 sq ft)

Unit 9, Grimston Street
The Maltings, Hull, HU1 3HG

RETAIL / OFFICE



- Attractive single room unit
- Occupied for last 10 years by bespoke tailor
- Very attractive frontage
- Internally recently redecorated and with laminate flooring
- Ideal for many types of commercial use

Location

Situated in part of the attractive City Centre office village of The Maltings with a frontage to Grimston Street

Description

The property comprises of a single room within unit 9, with shared use of WC facilities. The main access is from Grimston Street frontage with secondary access via the main estate drive with gated security after normal business hours and separate barrier access to the car park.

The property has electric internal roller security shutters/blinds and has gas central heating. The lease includes one car parking space (with two further additional spaces available by separate negotiation).

The accommodation comprises 25 sq. m 270 sq. ft

Terms

The property is available on a 3-year lease or longer at a rent of £550 per calendar month plus VAT, payable 3 months in advance. The rent includes ALL heat, light and property insurance costs and rates. The tenant will be liable for all internal and external decorations. The landlord deals with all external repairs.

Contacts

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Note: Under the Estate Agents Act, the agent has a minority interest in the property.

