

# Serviced Office Space UK

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## Unit 1

### Hull HU6 7QD



Unit 1 - Aqua Park Reservoir Road HU6 7QD 2938 sq ft unit Versatile Commercial Space Ideal for Various Uses This expansive property presents a versatile opportunity ideally suited for office, leisure, or trade-counter purposes. Situated in a prime location, the space offers convenience and accessibility for a range of businesses. Featuring individual water, electric, and gas supplies, as well as central heating, this property ensures each tenant enjoys customizable comfort and utility arrangements tailored to their specific needs. Designed with functionality in mind, the layout includes separate amenities such as toilets, a kitchen, and offices, providing a well-organized and professional environment conducive to productivity. The central area serves as a focal point, offering ample space for various activities, meetings, or displays. Convenience extends beyond the interior, with parking available in the front area, ensuring ease of access for employees, clients, and visitors alike. In summary, this property offers a perfect blend of functionality, convenience, and flexibility, making it an ideal choice for businesses seeking a tailored commercial space to thrive in their respective industries.

**Versatility:** The property is suitable for a variety of purposes including office, leisure, and trade-counter, making it appealing to a wide range of businesses. **Professional Environment:** The well-organized layout and amenities create a professional environment conducive to productivity, ideal for businesses looking to make a strong impression on clients and customers. **Prime Location:** Situated in a desirable location, the property offers visibility and accessibility, maximizing potential foot traffic and business opportunities for tenants. **Convenient Parking:** The availability of parking in the front area ensures easy access for employees, clients, and visitors, enhancing convenience and accessibility.

### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	First Hull Trains
<b>Road Link</b>	N/A
<b>Airport</b>	Humberside Airport

### Workshop and Industrial Units

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- **Total Size :** 2938 sq ft
- **Min Term :** 12 mnths
- **Max Term :** 120 mnths