

MARFLEET LANE

HULL / HU9 5RA

INDUSTRIAL UNIT

101,389 SQ FT
(9,419 SQ M)

ON 7.64 ACRE SITE

TO LET

Rix



LOCATION/

The property is located on Marfleet Lane, providing direct access to Hedon Road (A1033). The site therefore benefits from excellent transport links and is within close proximity of the port of Hull, which is also the home of Siemens Gamesa renewable energy.

The location provides easy access to the West of the City straight onto the M62 via the A63 and the wider motorway network. The South bank of the Humber is also only a short drive via the Humber Bridge.



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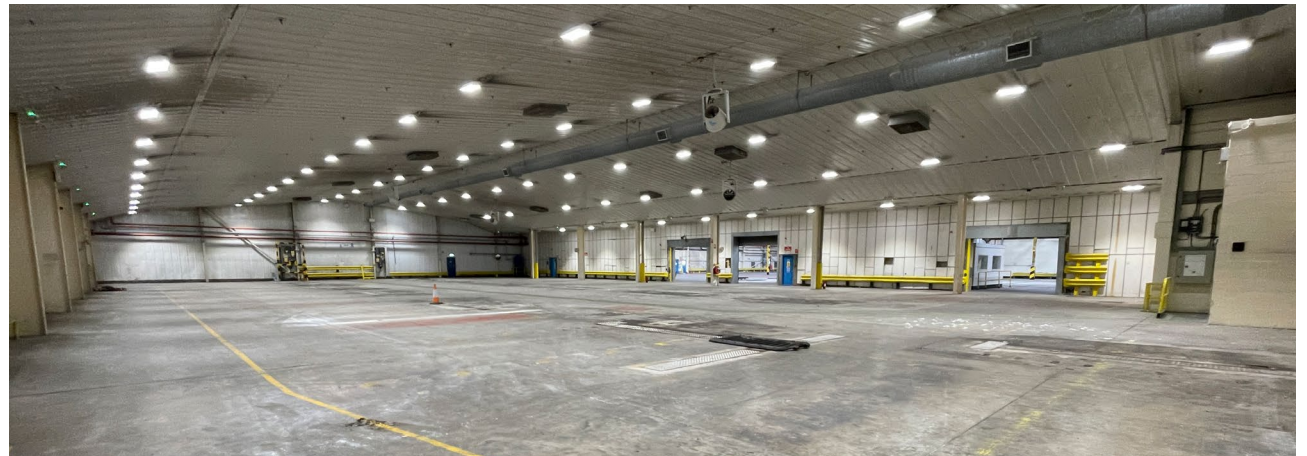
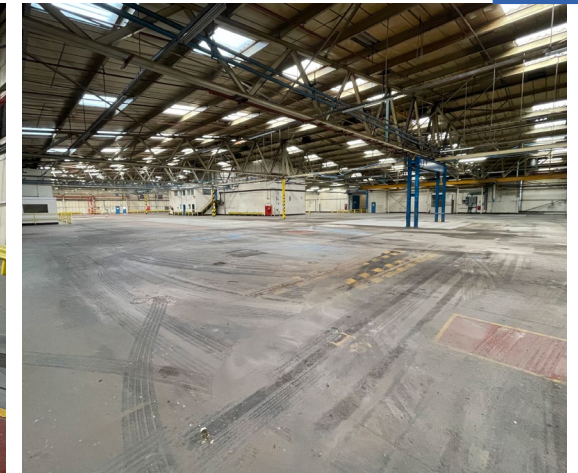
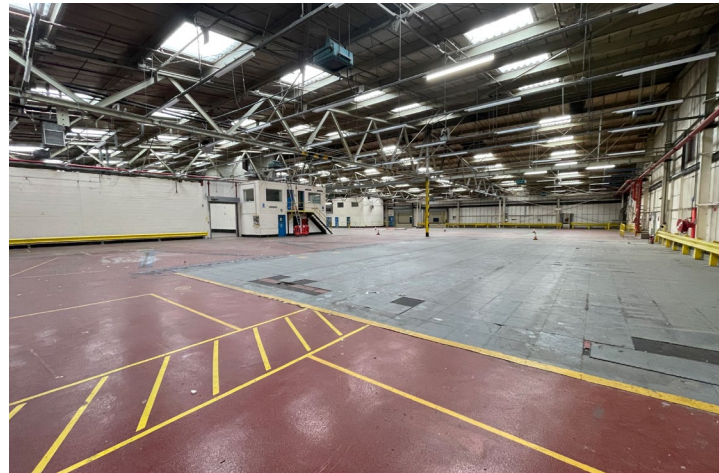


DESCRIPTION/

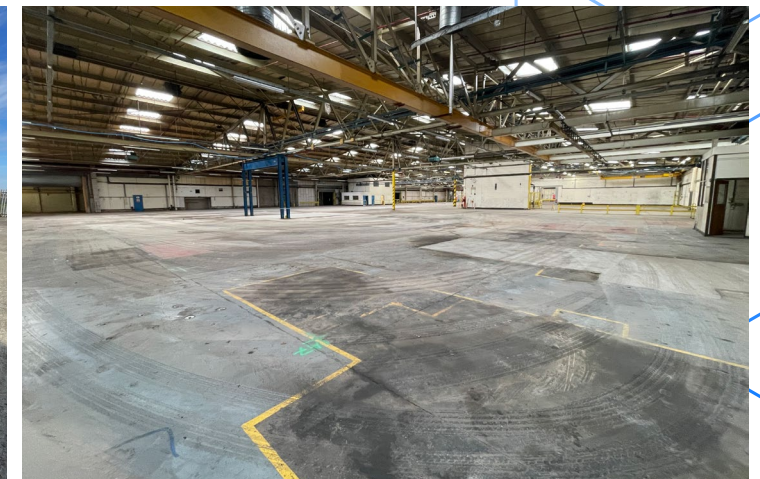
The premises are of steel portal frame construction covered in full height insulated profile sheet cladding to the walls and roof. There are two main pitched roofs with intermittent translucent light panels in the main roof pitch allowing plenty of natural daylight into the premises. Internal heights range from 3.23m to 8.92m. There are multiple access roller shutters in the front elevations and dock level loading facilities.

A side extension provides a covered loading area part of which offers the dock level loading facility. Offices and additional stores are also available in this side extension. There are several overhead gantry cranes installed in this part of the premises with varying weight ranges. Externally, there is a dedicated yard area with separate staff parking at the rear. There are multiple access points from Marfleet Lane and the site is fully secured by palisade fencing and sliding main access gate.

ADDITIONAL LAND: 1.67 acres adjoining the property with potential for additional 50,000 sq.ft (subject to planning).



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FURTHER INFORMATION/

BUSINESS RATES:

The property currently forms part of a wider site assessment. The property will require reassessment.

SERVICE CHARGE:

We understand there is no service charge payable.

EPC:

The property has a C rating.

SERVICES:

We understand the property benefits from a large electric supply, water and drainage. A gas connection is available to the property but this has been capped.

TENURE:

The premises are available to let by way of a new full repairing and insuring (FRI) lease. Rent on application. Other terms by way of negotiation.

VAT:

VAT will be charged at the prevailing rate.

CONTACT/

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