

# TO LET

## OPEN STORAGE LAND

STONEPIT ROAD, SOUTH CAVE, HULL, EAST  
YORKSHIRE, HU15 2BY

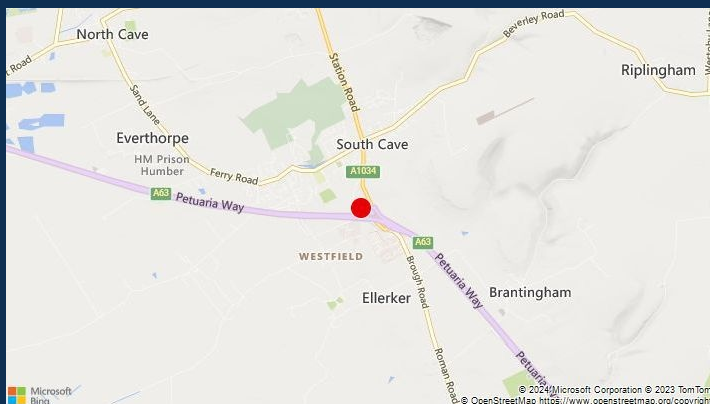


Rent - £30,000 per acre

Commercial Land & Development  
8 acres (3.24 Ha.)

### Property Features

- Total site area 8 acres (3.24 Ha)
- Fully fenced and secured site
- Excellent road connections close to the M62
- The whole site is available to let or option to split into 2 sites depending on occupier requirement.
- 3 phase electric supply of 200Kva
- Available Q1 2026



### Enquiries

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## Location

The site is located on the south side of the A63 at the South Cave junction, approximately 13 miles west of Hull and 16 miles east of Goole.

The site benefits from easy access to the A63 with the M62 motorway 4 miles to the west.

## Description

The site is a level, fully fenced enclosed site that extends to 8 acres. The site is currently used as open storage and covered in a hard core top layer.

The site has a dedicated access from Stonepit Lane and there is potential to split the site to create smaller letting opportunities due to there been dual access to the site.

## Accommodation

	acres	Ha.
Total Site Area (acres / ha)	8	3.24

## Service Charge

We understand there is no service charge implemented on this estate

## EPC Rating

As land only, no EPC is required.

## Services

We are advised that site benefits from a 3 phase electric supply of approximately 200Kva, water and drainage.

Interested parties are required to make their own independent enquiries as to service availability and suitability for their intended use.

## Business Rates

RATEABLE VALUE	RATES PAYABLE
£32,000	£15,968

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

## Terms

The site is available by way of a new full repairing and insuring (FRI) lease. Quoting rent £30,000 per acre per annum. Other terms by way of negotiation.

Potential to split the site to create smaller letting options. Please contact agent for more information.



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