

Development Land, Hedon Road,  
Hull, HU9 5PL

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# TO LET

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Prominent roadside frontage,  
commercial land

c.0.8 acres (0.32 hectares)

Close to King George Dock  
roundabout

Other uses considered

Dual access

Part surfaced

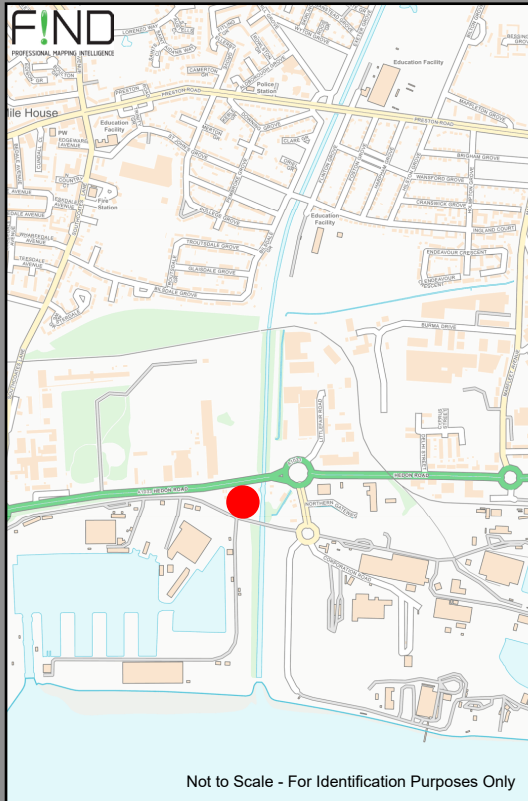
**Guide Rent £25,000 p.a.**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The property is located on Hedon Road, c. 1.5 miles east of the City Centre close to the Humber port complex. Hedon Road is a main arterial route leading east from the City Centre to the main ABP Hull docks.

To the west, Hedon Road provides a direct link to the A63, Humber Bridge and the M62 (National Motorway Network) beyond.

Nearby, Siemens UK in conjunction with ABP has progressed investment in Green Port Hull (GPH), providing a wind turbine blade manufacturing facility. The property provides excellent accommodation in close proximity to the port and its associated operations.

## DESCRIPTION & PLANNING

Land is level and extends to a total of 0.8 acres (0.32 hectares).

The area is allocated under an adopted local plan for employment use, with a range of commercial uses being suitable subject to planning approval.

Interested parties are encouraged to contact Hull City Council Planning Department to discuss any proposed developments/ use on 01482 612345.

## LEASE TERMS

The whole site is available to rent at a guide price of £25,000 per annum on a lease for a term of years to be agreed.

**ENERGY PERFORMANCE RATING:** n/a

## LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6638**

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