

Melton Court, Gibson Lane,  
Melton, Hull, HU14 3JA

---

# TO LET

---

Serviced Business Centre located  
West of Hull in Melton

Easy access - no city traffic

Great access to A63 that takes  
you through to Hull city centre or  
to the M62

Free on-site car parking

Air conditioning  
(selected rooms only)

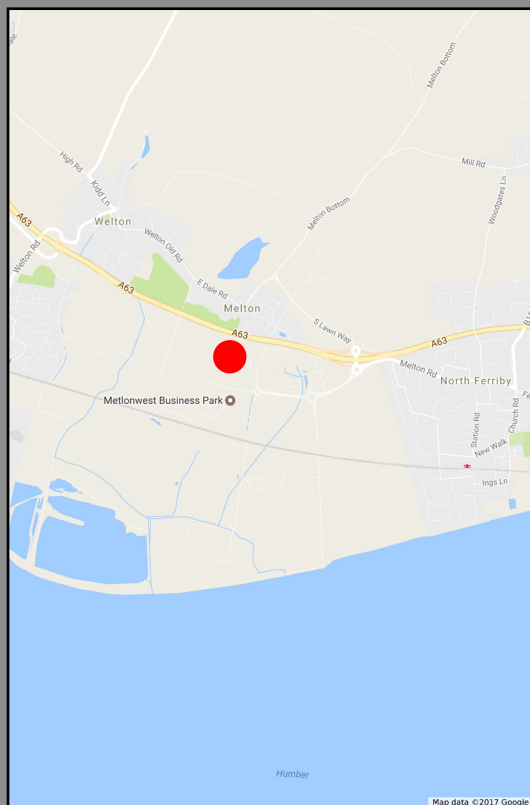
**Enquire for Availability  
and Pricing**

**Scotts**  
01482 325634



Melton Court, Gibson Lane,  
Melton, Hull, HU14 3JA

TO LET



**Scotts**  
01482 325634  
www.scotts-property.co.uk

## LOCATION

BIZ-HUB Melton Court benefits from a superb location just off the A63 which connects Hull with the M62 and the national motorway network beyond. BIZ-HUB is located on Meltonwest Business Park, 10 miles West of Hull City Centre. The location is easily accessible from across the region providing an easy to reach out of town location for staff, customers and clients alike.

## DESCRIPTION

BIZ-Hub has recently been refurbished providing two office buildings, linked via a bridge at first floor level. Accommodation is available to suit businesses of all scales from one person through to full floors (subject to availability). The offices are available on a fully inclusive basis (excluding business rates) and are available for immediate occupation on flexible lease terms to suit your particular business.

Occupiers have access to dedicated meeting rooms, kitchen and WC facilities.

The offices are available on a fully furnished basis which is included within the rental.

### Key features

- 'Fully Serviced'/'Managed Only' options
- On-Site Car Parking
- Easy Contract Terms
- All-inclusive costs
- Access to business centre facilities
- Flexible licence agreements
- Furniture available
- Professional on-site team

## ACCOMMODATION

For a schedule of available accommodation and rents please contact the agent.

## ENERGY PERFORMANCE RATING: C

## LEASE TERMS

The suites are available by way of a licence agreement or lease agreement on flexible terms.

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.4124**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.