

Land to the West Side of  
Foster Street, Hull, HU8 8BT

**TO LET**

c.7 acres of open storage land

Comprises an irregular-shaped,  
majority concrete surfaced,  
fenced, parcel of land

Benefits from two access points

Vehicular access to Foster Street  
& direct frontage to the River Hull

Potential for wharf and  
mooring facilities

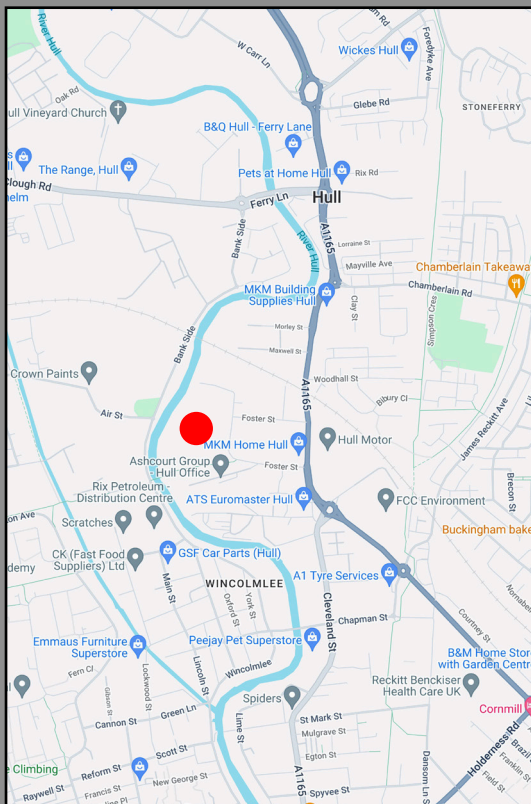
Guide Rent £160,000 p.a.

**Scotts**  
01482 325634



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What3Words ///remain.city.glory

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www.scotts-property.co.uk

## LOCATION

The site is located off Foster Street, c.2 miles north of Hull city centre within the Stoneferry Industrial Park Development.

The immediate area is predominantly industrial with trade sales uses adjacent to the entrance of Foster Street which provides access to Cleveland Street (A1165). The Humber Bridge and M62/A63 motorway network is accessed via Cleveland Street (A1165) and Mount Pleasant.

The site is reasonably well positioned to provide city-wide access. The Hedon Road dock complex is located c.4 miles south-east of the subject property.

## DESCRIPTION

The site comprises a broadly level, irregular-shaped parcel of land which is fenced and benefits from two access points.

The site benefits from immediate vehicular access to Foster Street and direct frontage to the River Hull, providing potential for wharf and mooring facilities. The majority of the site is concrete surfaced, with the remainder unsurfaced.

## ACCOMMODATION

Land (Part Surfaced) 7.04 acres (2.85 Ha)

Areas provided are approximate and are based upon our understanding of the site.

## MARKET RENT

The property is available To Let at a guide rent of £160,000 per annum if let for a minimum term of 3 years with the benefit of basic services being connected to the site.

**ENERGY PERFORMANCE RATING:** Not Required

## LEGAL COSTS

The ingoing party will be responsible for their own 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

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