

Marfleet Avenue,  
Hull, HU9 5RS

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# TO LET

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Open Storage Land

From c.1 - 6 acres

In close proximity to  
Hedon Road (A1033) and  
the docks complex

Access available from  
Marfleet Lane

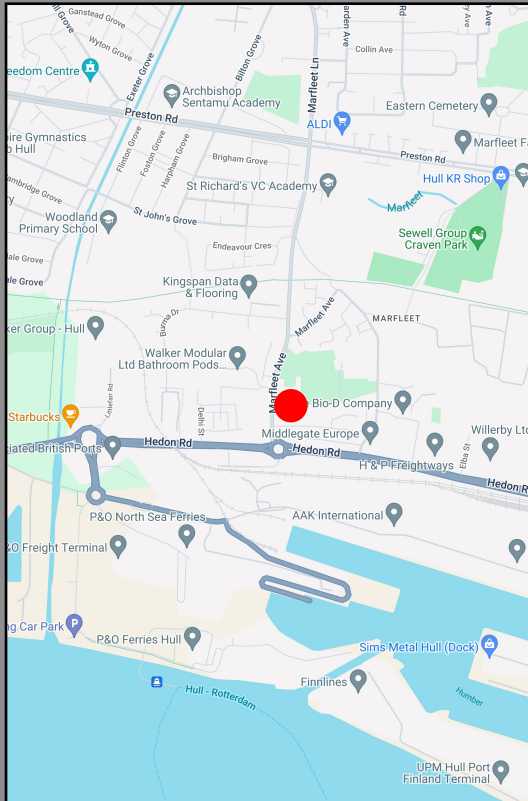
Rent Available  
on Request

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The land is located off Marfleet Avenue, c.4 miles east of Hull city centre with direct access from Marfleet Lane.

The site benefits from excellent transport links with Hedon Road (A1033) and easy access to the port of Hull and to the city to the west and beyond.

The site is part surfaced and part unsurfaced.

## ACCOMMODATION

From c. 1 acre (surfaced) to c.6 acres

## RATEABLE VALUE

The site will need to be reassessed for rating purposes.

## LEASE TERMS

The site is offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis.

## RENT

Rental based on amount of land required. For further details please contact the agent.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING:** To be confirmed

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165. Joint agent: PPH Commercial – Ben Cooper [ben.cooper@PPH-Commercial.co.uk](mailto:ben.cooper@PPH-Commercial.co.uk) 01482 626912

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