

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

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# TO LET

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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

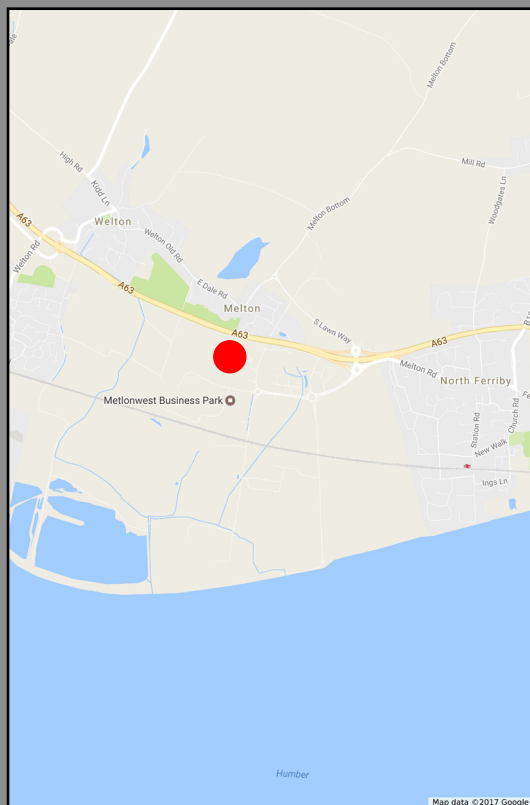


For illustrative purposes only



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www.scotts-property.co.uk

## LOCATION

Melton Court Business Centre benefits from a superb location just off the A63 which connects Hull with the M62 and the national motorway network beyond. 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

The Business Centre has recently been refurbished providing two office buildings, linked via a bridge at second 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, kitchens, WC facilities and an on site gym. 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
- Optional On Site Storage
- Access to business centre facilities
- Flexible licence agreements
- Furniture available
- Professional on-site team
- Easily Accessible Location

## 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

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