

To Let



Gibson Way, Melton, HU14 3HH

c.47,000 sq ft of industrial / Fronting the A63 / Large External Yard

Scotts
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Location/Situation

The property is situated to the south of Melton village on the west side of Gibson Lane, forming part of the Melton Park business area with Hull city centre approximately 8 miles to the east via the M62/A63.

Description

The property comprises a substantial warehouse facility constructed of steel portal frame under a triple pitch roof, principally constructed in three bays with brick infill to all elevations, overclad with profile metal sheet cladding. Two-storey offices are constructed to the west elevation with brick elevations under a flat roof. The property also benefits from 7x loading doors. The property has an eaves height of c.8m

Accommodation

The property has the following approximate gross internal areas, based on the Valuation Office assessment:

Warehouse	4,040.4 sq m	(43,491 sq ft)
Offices	187.54 sq m	(2,018 sq ft)
Offices	193.76 sq m	(2,085 sq ft)
Total	4,421 sq m	(47,594 sq ft)

Services

We understand that mains water, electricity, gas and drainage are connected to the property, and we assume that these are adequate for the present use. We have not tested the services and cannot comment further.

Rateable Value

The premises will require re-assessment for Rating purposes.

Lease Terms

The property is available To Let under typical commercial lease terms with rent on application.

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.

ENERGY PERFORMANCE RATING: D (87)

For further information and to view, contact Tim Powell tim@scotts-property.co.uk 07801 515165.

