

TO LET // SHED 16 // WAREHOUSE UNIT

152,040 SQ FT (14,125 SQ M)
(PLUS 34,650 SQ FT CANOPY)



**KING GEORGE DOCK,
PORT OF HULL**

HU9 5PB /// tops.focus.stored



SITUATED ADJACENT
TO THE HULL
CONTAINER TERMINAL



AVAILABLE
IMMEDIATELY



RAIL
CONNECTIVITY



POTENTIAL
TO SPLIT

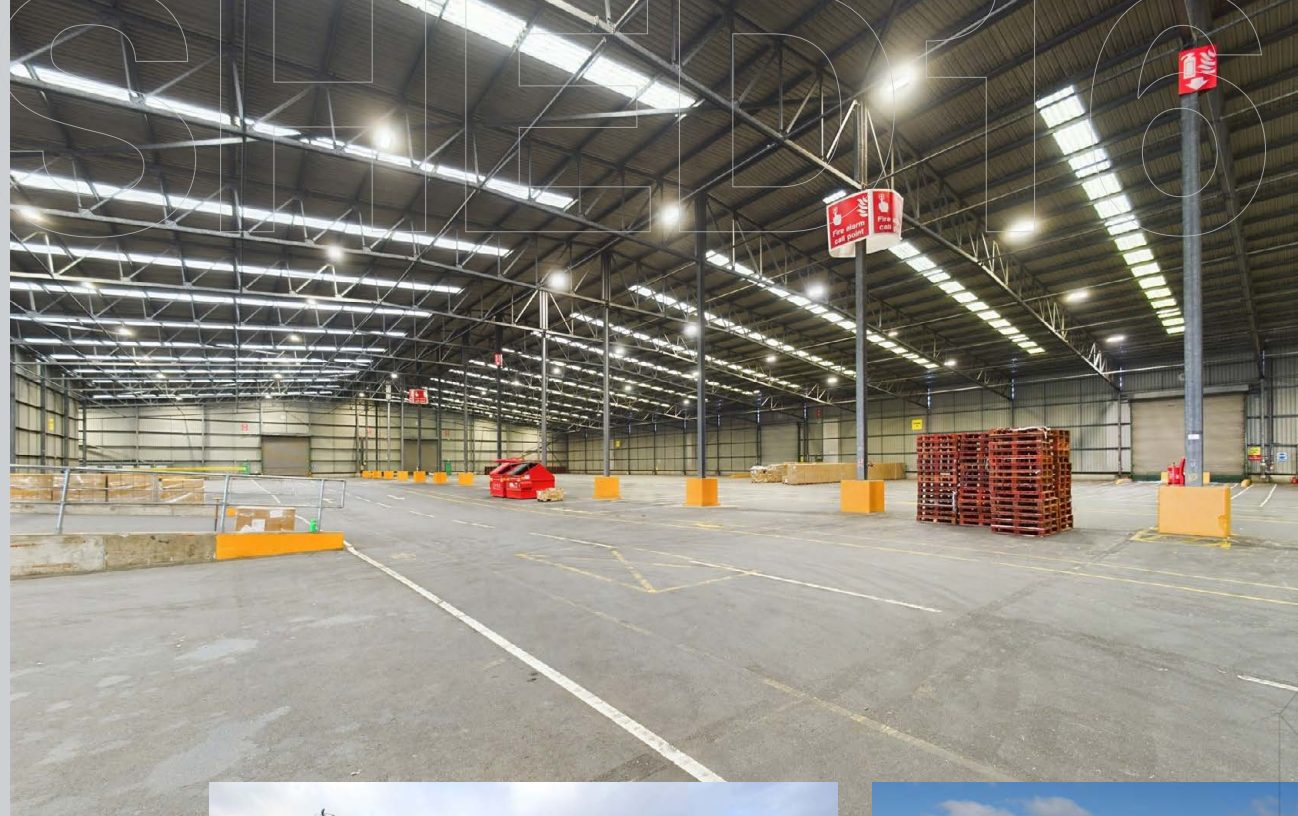


24/7
PORT SECURITY

OVERVIEW

Shed 16, utilises its strategic port location for efficient logistics, ensuring seamless import and export for occupiers. The unit also benefits from being prominently placed adjacent to the Hull Container Terminal on King George Dock, with access to 2 roll-on/roll-off landings.

With round-the-clock security measures on the port it ensures safety and asset protection for any potential occupier. Additionally, the unit can be split enabling opportunities for different operational needs, ensuring adaptability for various business requirements.



RAIL CONNECTIVITY

A1033

FINNLINES

NO. 16 SHED, PORT OF HULL

HULL CONTAINER TERMINAL

ALL WEATHER TERMINAL

PORT OF HULL

Hull is the UK's leading softwood timber port, handling around 1 million tonnes. Cargos handled by the port include agribulks, animal feed, cement, chemicals steels and forest products. There is also specialist handling equipment to meet the needs of Hulls broad range of customers.

Hull has the UK's first fully-enclosed cargo handling facility for all-weather working on sensitive cargoes such as break bulk and bagged products, along with the Hull Container Terminal and APB's devanning operation.



See more information on the Port of Hull at:
property.abports.co.uk/port/hull/21164



ACCOMMODATION

The accommodation comprises the following areas:

	SQ FT	SQ M
Warehouse	152,040	14,125
Ancillary Canopies	34,650	3,219
TOTAL	186,690	17,344

POTENTIAL TO SPLIT



152,040 SQ FT
(+34,650 SQ FT CANOPY)



Lock Capabilities
Vessel Size (Max)
Length 199.0 metres
Beam 25.5 metres
Draft 10.4 metres

SPECIFICATION



EAVES HEIGHT
7.5 METRES



34,650 SQ FT
ENCLOSED
LOADING CANOPY



7 ELECTRIC ROLLER
SHUTTER DOORS



24/7 PORT
SECURITY



3 PHASE
ELECTRICITY
SUPPLY



TARMAC
SURFACED
SERVICE YARD



LED
LIGHTING
THROUGHOUT



RAIL CONNECTIVITY
AT THE ALL WEATHER
TERMINAL



LOCATION

Located at the Port of Hull, within close proximity to Hull Container Terminal, Shed 16 is located on the north bank of the Humber Estuary just 20 miles from the North Sea.

Shed 16 is in close proximity to ABP's rail connection to the wider network.

The Port is connected by dual carriageway road links to the M62 and M18 and M1 to service the whole of the British Isles, along with connections into the inland waterways system.



ROAD

A1033/A63 - 0.6km / 0.4 mile M62 (J38) - 30km / 19 mile



SEA

	Zeebrugge	Rotterdam	Antwerp	Hamburg	Gothenburg	Helsinki
Nautical Miles	208	211	212	385	503	1418

ENERGY PERFORMANCE CERTIFICATE

A full copy of Energy Performance Certificate can be made available upon enquiry.

TERMS

Shed 16 is available by way of a new Full Repairing and Insuring lease with terms to be agreed. Further information is available on request.

VIEWINGS

Viewings are strictly by appointment only. Please contact the letting Agents for further information.

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