

TO LET // **SHED 23** // **WAREHOUSE UNIT**
87,500 SQ FT (8,128.8 SQ M)
(PLUS 17,000 SQ FT CANOPY)
WITH 2.44 ACRES OF STORAGE LAND ADJOINING



**KING GEORGE DOCK,
PORT OF HULL**

HU9 5PB /// dock.tracks.rash



**CLOSE PROXIMITY
TO KING GEORGE DOCK
(EAST) PORT ENTRANCE**



**AVAILABLE
IMMEDIATELY**



**RAIL
CONNECTIVITY**



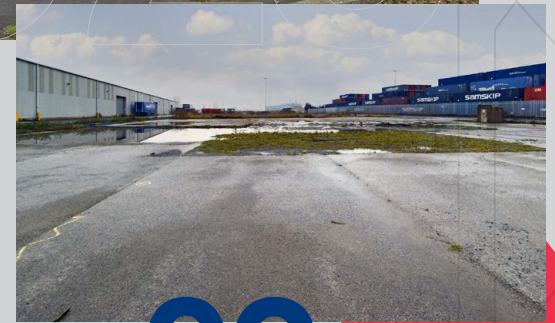
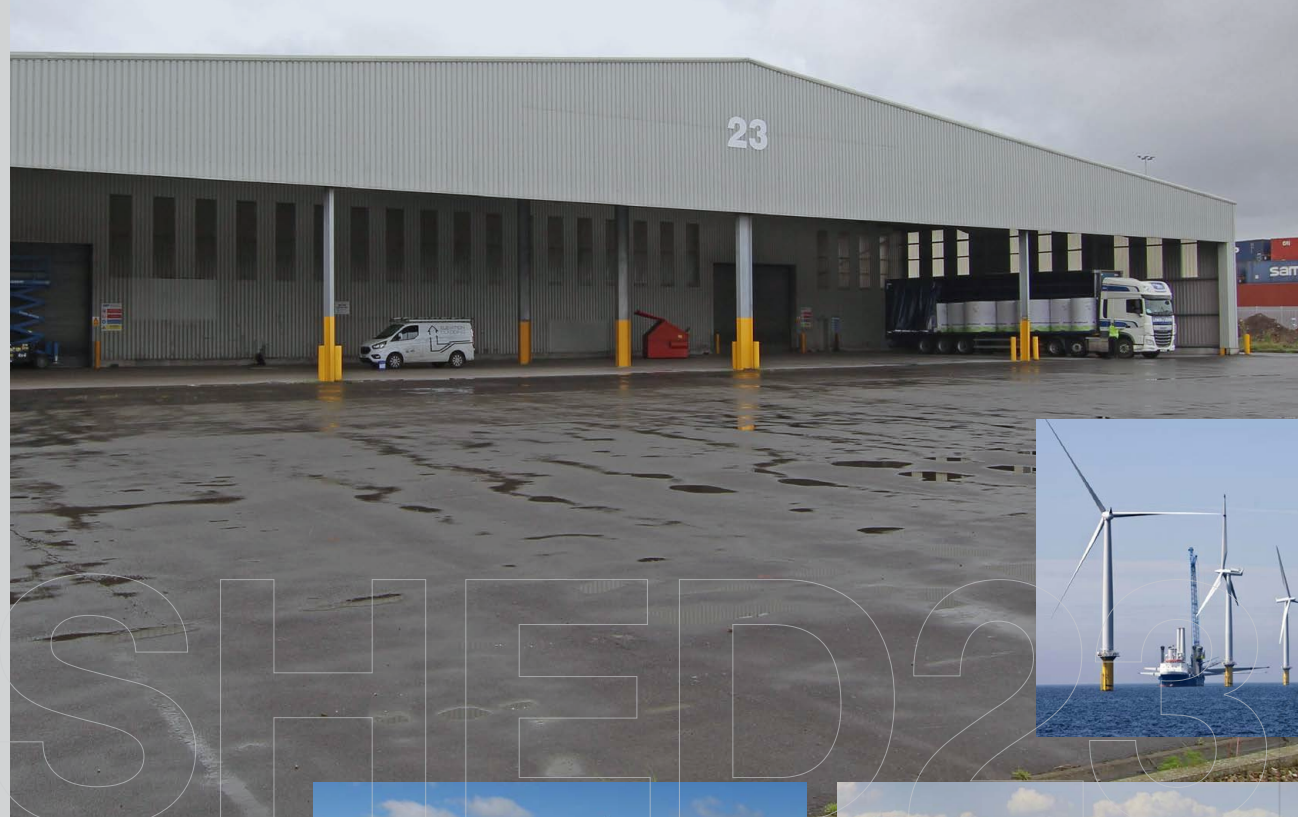
**24/7
PORT SECURITY**

OVERVIEW

Shed 23, 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 and direct access to rail connectivity.

Shed 23 benefits from having a generous service yard along with 2.44 acres of land adjoining that could be used for open storage.

With round-the-clock security measures on the port it ensures safety and asset protection for any potential occupier. Additionally, Shed 23 may be split enabling opportunities for different operational needs and there is the opportunity to expand the unit further and hence, ensuring adaptability for various business requirements.





A1033

M62 / A1 / M1

FINNLINES

SHED 23, PORT OF HULL

RAIL CONNECTIVITY

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 ABP's devanning operation.



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



ACCOMMODATION

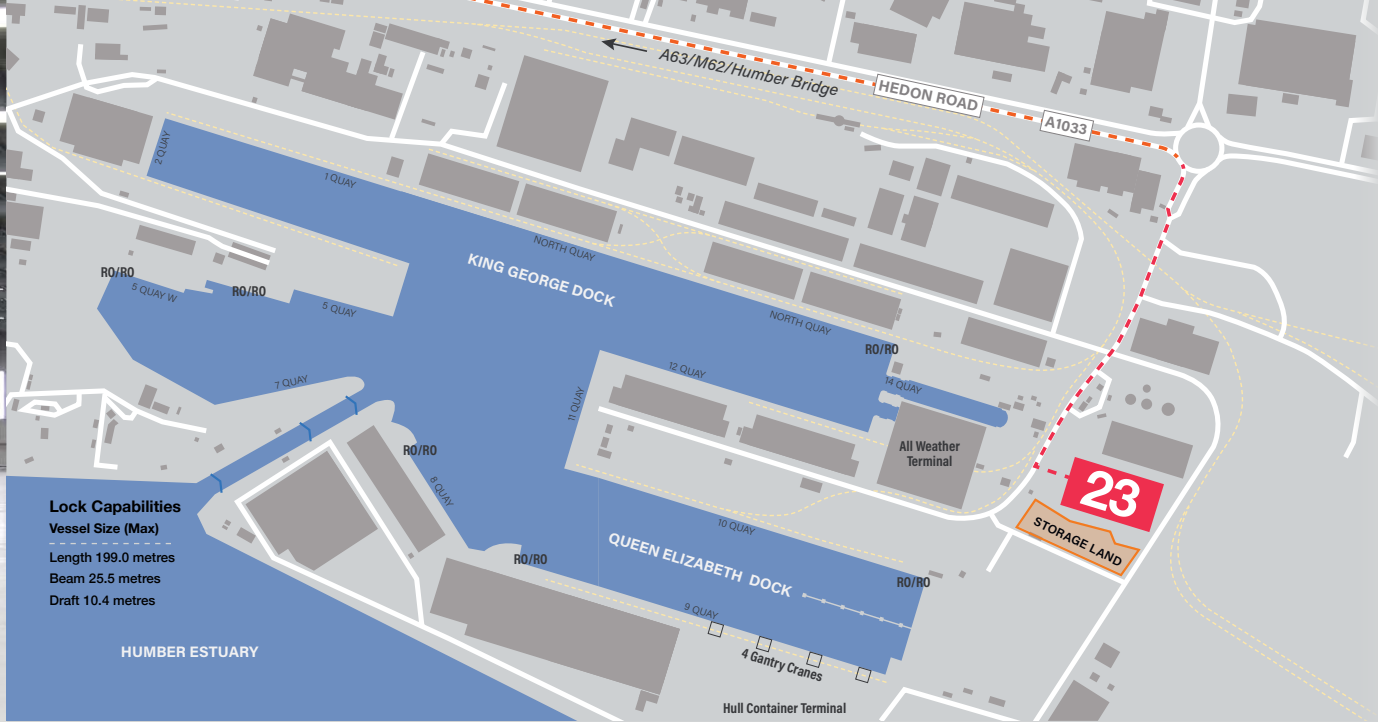
The accommodation comprises the following areas:

	SQ FT	SQ M
Warehouse	87,500	8,129.02
Enclosed Canopy	17,000	1,579.35
TOTAL	104,500	9,708.37

	Acres	Hectares
Storage Land	2.44	1.0



87,500 SQ FT
(+17,000 SQ FT CANOPY)



SPECIFICATION



EAVES HEIGHT
7.0 METRES



17,000 SQ FT
ENCLOSED
LOADING CANOPY



5 ELECTRIC
GROUND LEVEL
LOADING 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 King George Dock (East) Entrance, Shed 23 is on the north bank of the Humber Estuary just 20 miles from the North Sea.

Shed 23 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 the Energy Performance Certificate can be made available upon enquiry.

TERMS

Shed 23 is available by way of a new Full Repairing and Insuring lease with terms to be agreed. Further information is available upon request.

VIEWINGS

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

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