

TO LET // **OPEN STORAGE OPPORTUNITY** // **UP TO 2.44 ACRES**

A1033

ALL WEATHER
TERMINAL

FINNLINES

HULL CONTAINER
TERMINAL

THE SITE

RAIL CONNECTIVITY

PORT OF HULL

HU9 5PB /// herb.spoil.field



24/7 PORT
SECURITY



PARTIAL CONCRETE
SURFACE



POWER
AVAILABLE



HGV
ACCESS

DESCRIPTION

The site comprises up to 2.44 acres of open storage land which benefits from the following specification:

24 HOUR SECURITY

CONCRETE MIX SURFACE

HGV ACCESS

POWER AVAILABLE

RAIL LINKS AVAILABLE

DEVELOPMENT OPPORTUNITY
DEPENDENT ON REQUIREMENTS



SERVICES

Electricity is available. Interested parties are advised to make their own specific enquiries to ABP.

PORT CAPABILITIES

Max Vessel: Length 199 metres
Beam 25.5 metres
Draft 10.4 metres

LOCATION

Located on King George Dock at the Port of Hull, on the north bank of the Humber Estuary just 20 miles from the North Sea.

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.



SEA

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



ROAD

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

VAT

VAT will be charged on all costs.

SERVICE CHARGE

A provision will be included in any lease for each tenant to pay a sum to contribute to the cost of maintaining the common areas of the port estate.

VIEWING

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

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013 Savills and PPH Commercial on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Savills and PPH Commercial has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is March 2024.



PPH 01482
COMMERCIAL 648888
pph-commercial.co.uk

Ben Medhurst
M. 07710 344 603
ben.medhurst@pph-commercial.co.uk

savills.co.uk savills
0113 244 0100

Tom Asher
M. 07738 144 646
tom.asher@savills.com

ABP PROPERTY

Daniel McKee
M. 07595 190 829
dmckee@abports.co.uk