



FOR SALE / TO LET



**MELTON
PARK**

A63, J38 M62, EAST YORKSHIRE

www.meltonbusinesspark.co.uk

 **ST. MODWEN**

THE GATEWAY TO BUSINESS

Melton Park is Hull's newest strategically located Business Park and provides the opportunity for design and construction packages for distribution, office, industrial and hotel uses, set within a high quality environment. Business occupiers at Melton Park will benefit from it's superb location on a key arterial route situated close to the thriving City of Hull and just minutes from the Humber Bridge.

WHY MELTON PARK?

- 100 acre (40 ha) mixed use business park.
- Bespoke and speculative development.
- Prominent frontage on key arterial route.
- Excellent access to motorway network.
- West Hull, edge of city location.
- Excellent car parking ratio.
- Full site infrastructure with access to all main services.
- 5 plots allowing a wide range of employment uses.
- Potential freight link.

MASTERPLAN

The indicative plan and the schedule below illustrate what Melton Park can offer together with the flexibility to reflect occupier's requirements. A new access road has been constructed into the site to form a direct link with the A63. Site infrastructure has been provided to create individual plots for speculative and bespoke development.

THE OFFER

Melton Park offers speculative and bespoke design and construction packages to business occupiers seeking office, industrial and distribution space from 2,000 ft² (185.8 m²) up to 1 million ft² (92,903 m²). Terms are available on an occupational leasehold or long term (999 year 'virtual freehold') ground lease basis and a full development and design team is in place to provide outline costed proposals quickly.

SCHEDULE OF INDICATIVE AREAS

Plot	Size / Acres	Size / Hectares	Uses
Plot A	3.81	1.5	Hotel / Leisure / Retail
Plot B	2.74	1.10	Office / Industrial / Warehouse
Plot C	21.00	8.50	Office / Industrial / Warehouse
Plot D	14.20	5.74	Office / Industrial / Warehouse
Plot E	57.75	23.36	Office / Industrial / Warehouse

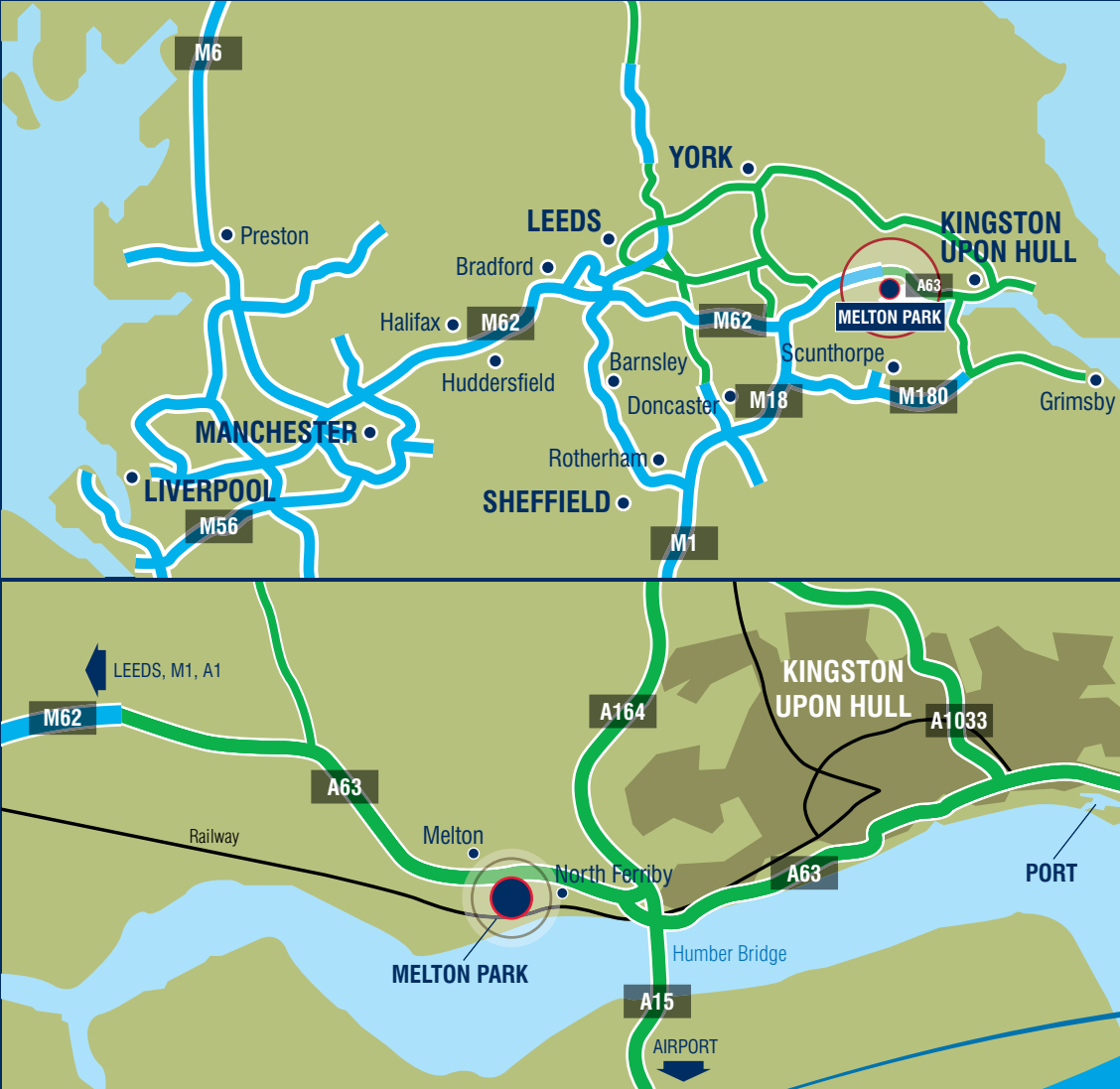




LOCATION

Melton Park is extremely well located lying adjacent to the A63, a few miles from the M62 and Kingston Upon Hull City centre. It is close to Humberside International airport and the famous Humber Bridge.

	Distance	Drive Time
Leeds	60 miles	1 hr 11 mins
Manchester	97 miles	1 hr 52 mins
Liverpool	126 miles	2 hrs 18 mins
Edinburgh	255 miles	4 hrs 31 mins
Birmingham	138 miles	2 hrs 28 mins
London	215 miles	3 hrs 49 mins
Humberside International Airport	15 miles	20 mins



MISREPRESENTATION ACT 1967
 These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967. January 2009

ENQUIRIES

For more information on this development please contact either the sole agent detailed below or St. Modwen.



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