



FOR SALE / TO LET



**MELTON
PARK**

A63, J38 M62, EAST YORKSHIRE

7 mins from M62 | 12 mins from Hull | 5 mins from Humber Bridge

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 warehouse, office, industrial and hotel uses, set within a high quality environment. Business occupiers at Melton Park will benefit from its superb location on a key arterial route situated close to the thriving City of Hull and just minutes from the Humber Bridge and the local centres of North Ferriby, Welton and Brough. The site also benefits from good links to the public transport system and is already home to occupiers such as East Riding of Yorkshire Council, Allam Marine Limited, Heron Foods, Cloughton Office Furniture, European Golf, Norman Walker Machinery Limited & ICF Limited as well as Marston's Sandpiper Public House.

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 main 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. The site is accessed via a new junction off the A63 which has created an excellent direct link to the motorway network and the wider area.

THE OFFER

Melton Park offers speculative and bespoke design and construction packages to business occupiers seeking office, industrial and warehouse space from 10,000 ft² (185.8 m²) up to 1 million ft² (92,903 m²). Terms are available on an occupational leasehold or long term 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	3.8	1.5	Hotel / Leisure / Retail
Plot B	2.7	1.1	Office / Industrial / Warehouse
Plot C	16.7	6.7	Office / Industrial / Warehouse
Plot D	14.4	5.8	Office / Industrial / Warehouse
Plot E	47.7	19.4	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 11mins
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



ENQUIRIES

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



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MISREPRESENTATION ACT 1967

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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.

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