

FORMER ATLAS LEISURE HOMES

HESSLE ROAD
HULL - HU4 6PA

RARE 18 ACRE
(7.28 HECTARES)
OPEN STORAGE
OPPORTUNITY

TO LET / MAY SELL

- Self-contained, secure, regular-shaped plot
- Available immediately
- Combination of concrete & tarmacadam surface
- Access from both Hessle Road & Wiltshire Road

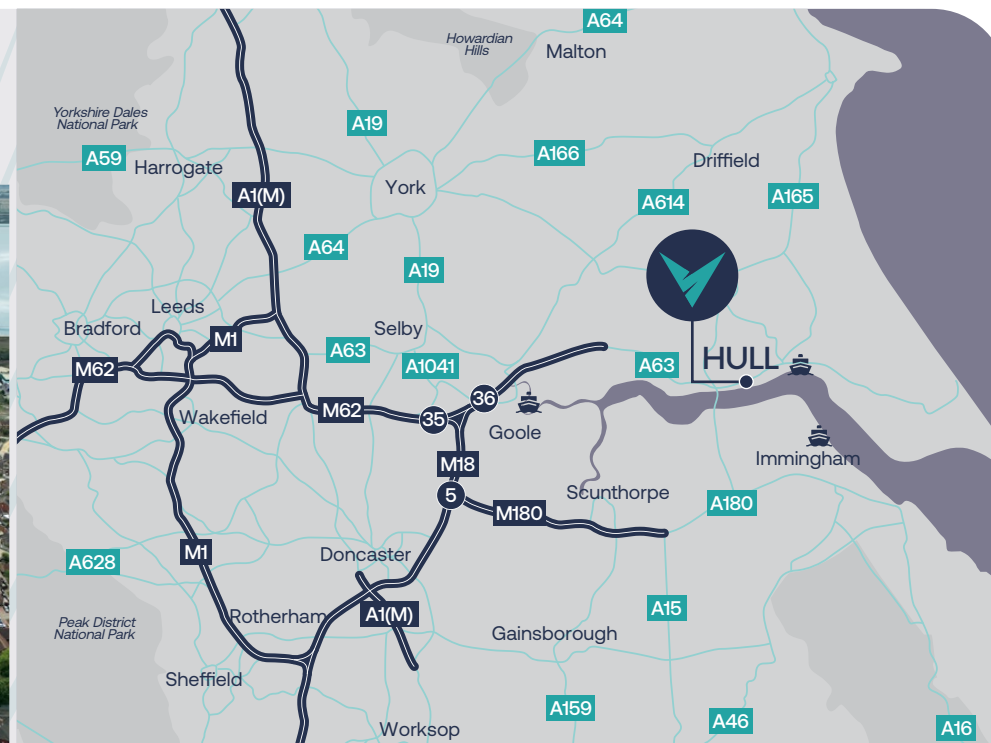


LOCATION.

The site is strategically located on Hessel Road, in a predominantly industrial location, adjacent to Dairycoates Industrial Estate, 2 miles east of Hull city centre.

The location offers excellent accessibility via major transport routes. Hessel Road is one of Hull's primary arterial roads, connecting to the A63 which provides direct access to the M62 motorway.

The site benefits from its proximity to Hull city centre and the Humber Bridge (approximately 3 miles west), a location which provides convenient access to both Hull's industrial areas and the wider regional transport network. The surrounding area features a mix of commercial and industrial properties, with the nearby Hull docks and port facilities enhancing its appeal for logistics and distribution operations requiring open storage capabilities.



DRIVE TIMES

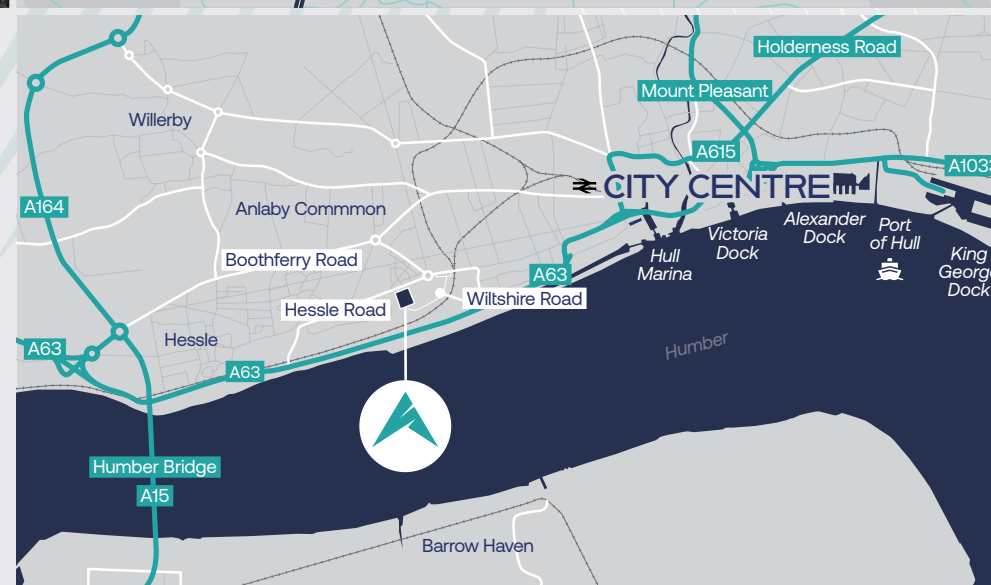
DESTINATION	MILES	TIMES
Hull Train Station	3.2	10
Hull City Centre	4	12
Port of Hull	4.6	12
M62 (J38)	13.7	16
M180 (J5)	25.3	32
M18 (J7)	27.7	29
M180 (J1)	34	36
M18 (J2)	45	47



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FOR GOOGLE MAPS**



**WHAT3WORDS LINK:
FILLS.NEAT.EAGLE**



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DESCRIPTION.

The former Atlas Leisure Homes site offers a large, 18 acre, open storage plot.

The site is located adjacent to Dairycoates Industrial Estate and benefits from access directly on to Hessle Road and Wiltshire Road. The site is predominantly surfaced with a combination of tarmac and concrete. The plot is the former site of the Birdseye factory and has most recently been occupied by Atlas Leisure Homes.



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FURTHER INFORMATION.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC exempt - No building present.

TERMS

Terms available upon request, offering both short and long term lease options.

VIEWINGS.

Benjamin Fairhurst
07936 333 696
benjamin.fairhurst@jll.com

Harry Fullerton
07555 444 385
harry.fullerton@jll.com



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

PPH

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