

**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](http://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.



M62 / A1 / M1

A1033

SHED 23

RAIL CONNECTIVITY

HULL CONTAINER TERMINAL

ALL WEATHER TERMINAL

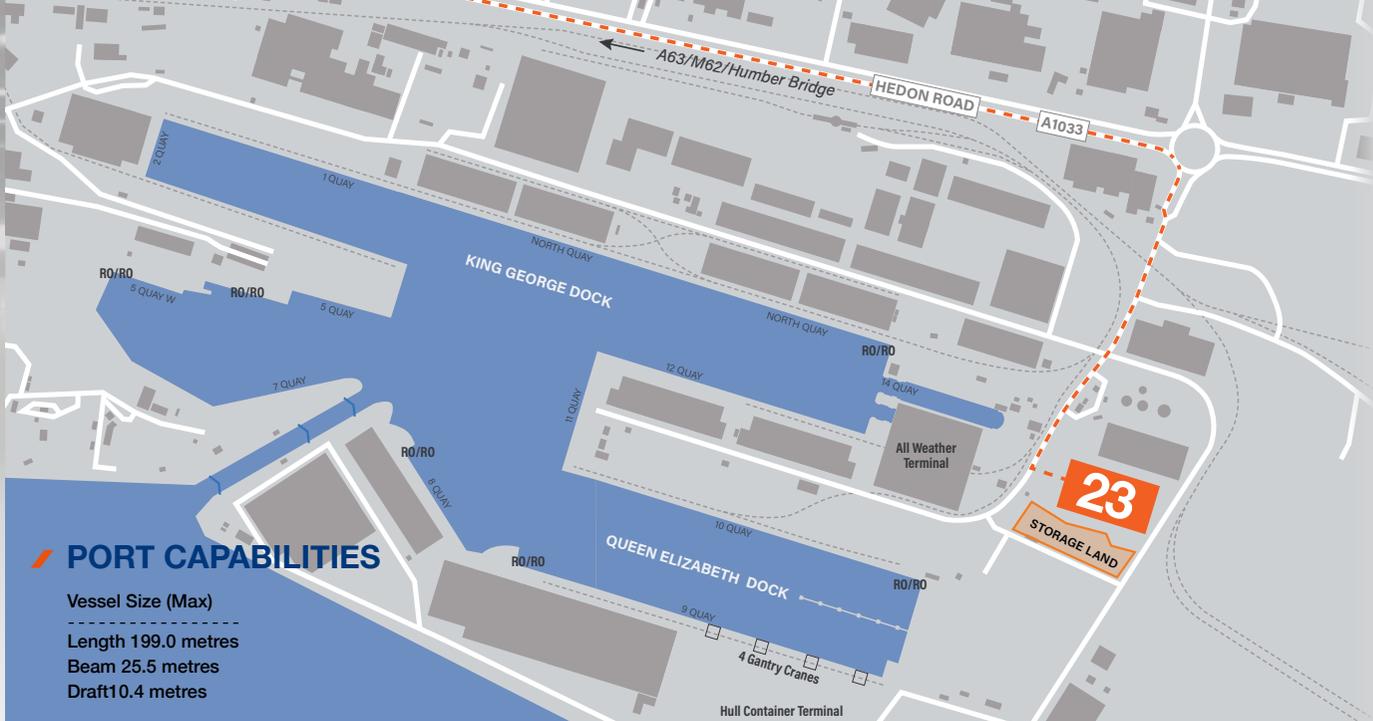
# PORT OF HULL

Hull is the UK's leading softwood timber port, handling around 1 million tonnes. Cargoes 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 Hull's 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.



See more information on the Port of Hull at:  
[abports.co.uk/locations/hull/](http://abports.co.uk/locations/hull/)



### PORT CAPABILITIES

Vessel Size (Max)  
 Length 199.0 metres  
 Beam 25.5 metres  
 Draft 10.4 metres

### ACCOMMODATION

The accommodation comprises the following areas:

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

	Acres	Hectares
Storage Land	2.44	1.0

### 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



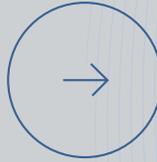
**87,500 SQ FT**  
 (+17,000 SQ FT CANOPY)

## 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 - 0.4 miles / 0.6 km      M62 (J38) - 19 miles / 30 km

### SEA

	Zeebrugge	Rotterdam	Antwerp	Hamburg	Gothenburg	Helsinki
Nautical Miles	208	211	212	385	503	1,418

### ENERGY PERFORMANCE CERTIFICATE

A full copy of 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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ABP | PROPERTY  
WAREHOUSE UNIT - TO LET  
PORT OF HULL

[abports.co.uk/property/opportunities/](https://abports.co.uk/property/opportunities/)

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