

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



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. Cargos 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 Hulls 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 and ABP's devanning operation.



See more information on the Port of Hull at:
property.abports.co.uk/port/hull/21164

The accommodation comprises the following areas:

	Acres	Hectares
Storage Land	2.44	1.0

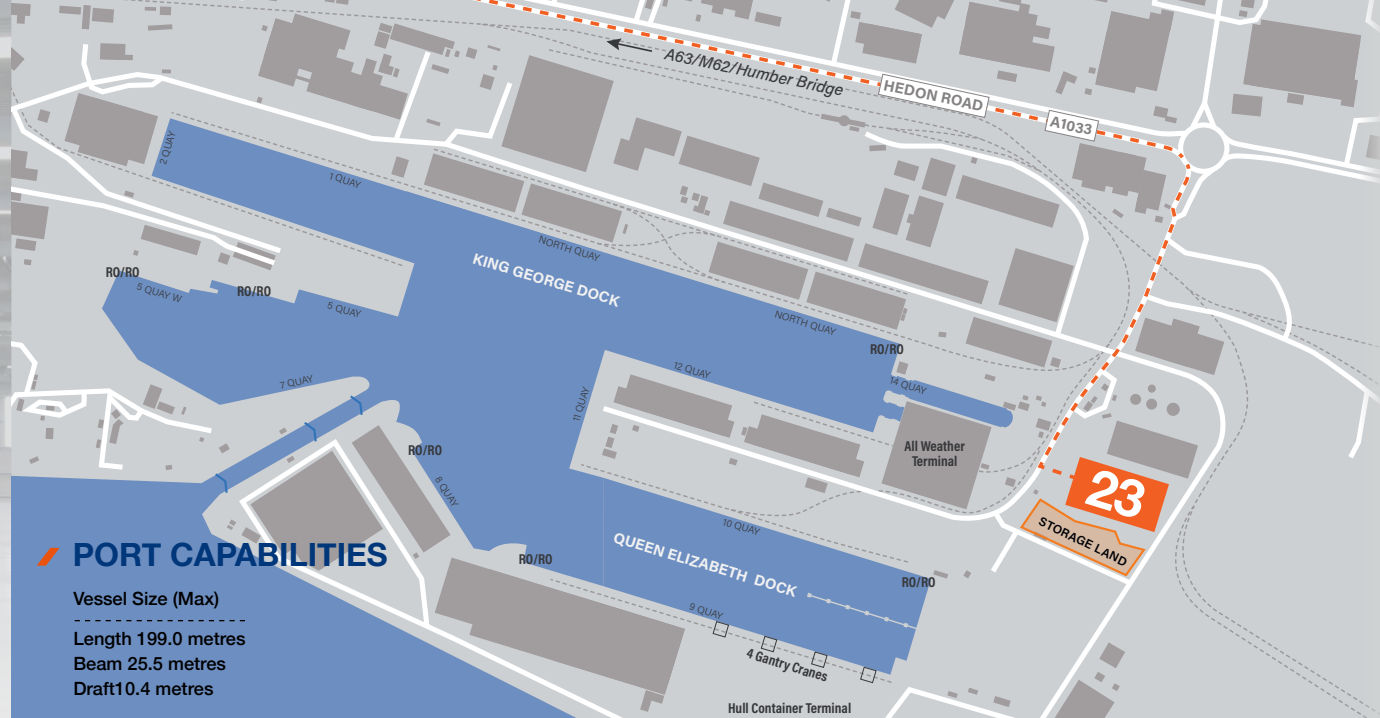
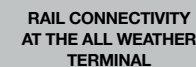
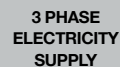
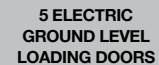
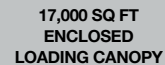
87,500 SQ FT
(+17,000 SQ FT CANOPY)

PORT CAPABILITIES

Vessel Size (Max)

Length 199.0 metres
Beam 25.5 metres
Draft 10.4 metres

SPECIFICATION



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 - 0.6km / 0.4 mile

M62 (J38) - 30km / 19 mile



SEA

Nautical Miles

Zeebrugge

Rotterdam

Antwerp

Hamburg

Gothenburg

Helsinki

208

211

212

385

503

1418

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.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013 JLL 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 JLL 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 December 2024.



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

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



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

Jordan Stokes
M. 07706 353 609
jordan.stokes@pph-commercial.co.uk



Robert Morton
M. 07944 023 471
robert.morton@abports.co.uk