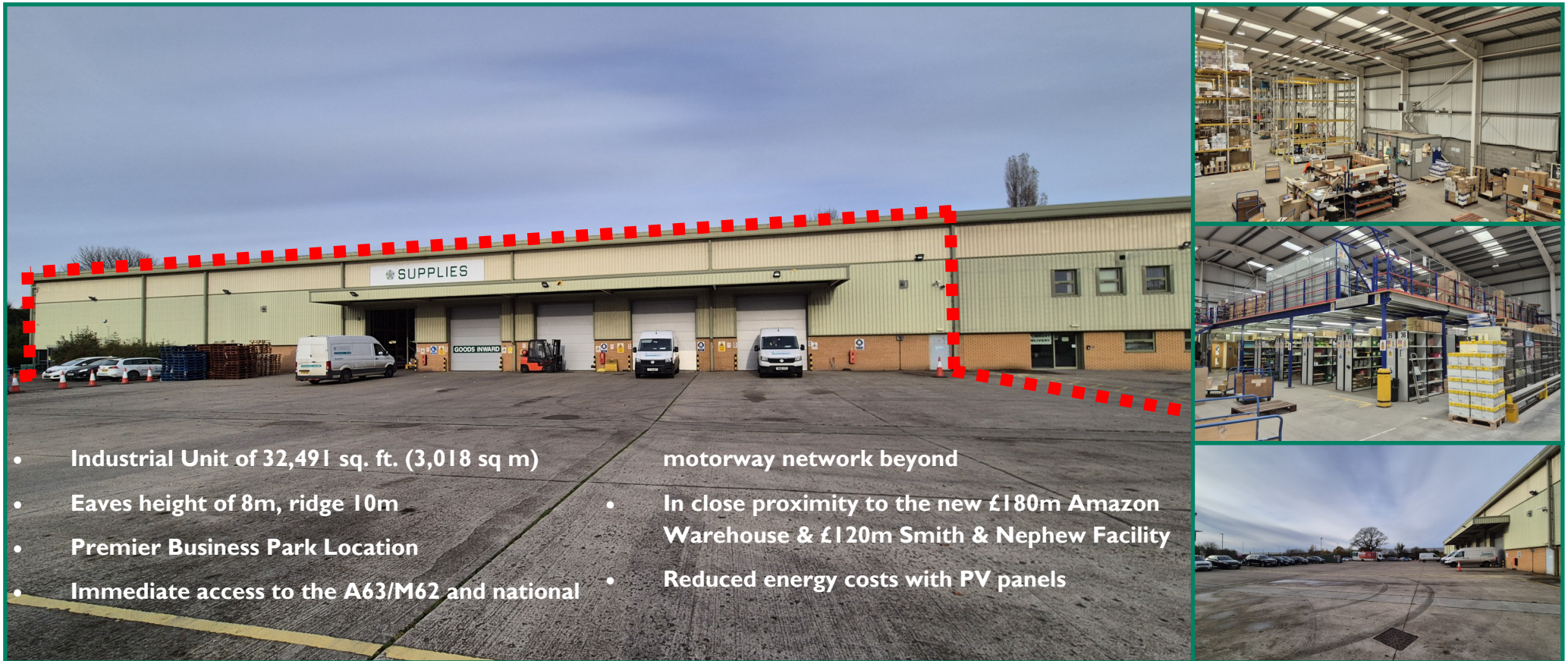


# TO LET - ENQUIRE FOR DETAILS

**Warehouse / Industrial / Storage / Distribution Premises**

Melton West Industrial Park, Gibson Lane South, Melton, HU14 3HH



- Industrial Unit of 32,491 sq. ft. (3,018 sq m)
- Eaves height of 8m, ridge 10m
- Premier Business Park Location
- Immediate access to the A63/M62 and national motorway network beyond
- In close proximity to the new £180m Amazon Warehouse & £120m Smith & Nephew Facility
- Reduced energy costs with PV panels

Valuation and Estates, County Hall, Beverley, HU17 9BA



LAND • PROPERTY • BUSINESS ACCOMMODATION

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(01482)  
393998

## Location

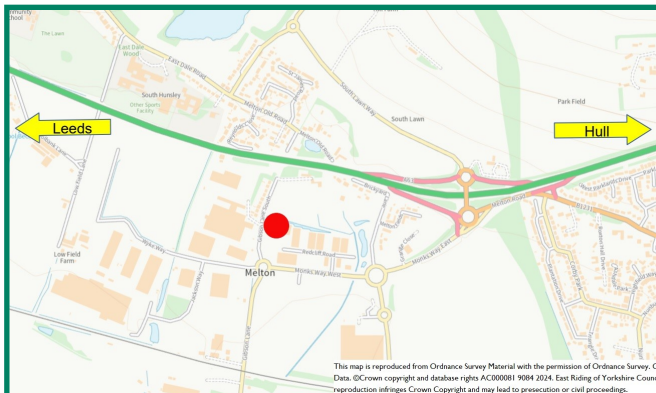
**Strategically Located for Success**—Melton West Business Park, situated just west of Hull, offers an exceptional location for businesses seeking growth and connectivity.

**Unmatched Connectivity**—Melton West boasts direct access to the M62 corridor, seamlessly connecting your business to the national motorway network within minutes. This prime location ensures efficient logistics and distribution, making it an enviable spot for both national and international companies

**Thriving Population and Workforce**—The business park is surrounded by a robust population catchment area.

**Join a Community of Leading Businesses**—Melton West is already home to a diverse range of businesses, including Heron Foods, Paragon, Kohler Mira, Allam Marine, and Amazon. Smith & Nephew also plan to develop a new facility on the park in the near future.

The property is located approximately 11 miles west of Hull City Centre, 12 miles south-west of Beverley and 50 miles east of Leeds. More specifically, the property is accessed via the A63 and Gibson Lane South; providing easy local and regional links.



## Description

The subject property is a **modern semi-detached industrial warehouse unit** with ancillary offices and mezzanine storage. The building is constructed of a modern steel portal frame, brick and block elevations to approximately two metres and insulated profile sheet clad thereafter. The roof also features insulated profile sheet cladding, with the benefit of translucent panels in parts, to approximately 10 percent coverage.

The property is configured internally to provide offices to the west element of the building, comprising reception, meeting room, toilet facilities (inclusive of a shower), staff break/kitchen facility and a main office, open plan in nature. The offices benefit from gas central heating, are carpeted throughout, with the benefit of ceiling mounted lighting within a suspended ceiling grid. Windows are uPVC double-glazed and there is perimeter trunking present in parts of the main office facility.

The property benefits from **8 metre eaves height** and a 10 metre ridge height, providing excellent accommodation for racking, supporting **storage and distribution** uses. The property benefits from a concrete floor, upon which are located approximately **21 bays of high racking** facilities, which will remain in situ at the premises to support any potential future occupier. The accommodation is heated, featuring electric-powered 'Ambi-Rads' to the ridge of the property and approximately four gas heaters located strategically around the premises. Lighting is provided by ceiling-mounted LED units; and the property can be accessed through five up and over shutter doors, which benefit from electric power.

The property benefits from a generous external yard, accessed from Gibson Lane South, providing staff car parking facilities, external stores, parking and circulation facility. Also located on this area is a self-contained secure bin store, servicing the whole site.

Internally, the property benefits from a mezzanine floor in parts, covering an element of the main warehouse accommodation, the remainder sitting above the offices. This accommodation provides additional storage and processing facilities, supporting the existing user.

## Solar

The property benefits from an array of PV panels installed on the roof of the property providing in excess of 100kWp (kilowatt Peak) capacity and is expected to generate around 95,000 kWh (Kilowatt Hours) per annum. The landlord will retain control of the array, but will sell the energy generated to the tenant at a reduced rate

## Accommodation

<u>Floor</u>	<u>Accommodation</u>	<u>Sq. m</u>	<u>Sq. ft.</u>
Ground	Offices	294.0	3,165
Ground	Warehousing	1,201.4	22,619
Mezzanine	Stores	623.1	6,707
<b>Total</b>		<b>3,018.5</b>	<b>32,491</b>

Total Site Area: Approximately 0.5 Hectares (1.3 Acres)

## Services

The property benefits from connections to all major services, including gas, electricity, water and mains drainage

## User / Planning

The property is suitable for B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution) uses.



### **Business Rates**

The property is described as 'Warehouse and Premises' with a Rateable Value of £113,000 as of 01 April 2023.

The billing reference is WEL072083003N and billing authority is East Riding of Yorkshire. The tenant will be responsible for the payment of all business rates and should enquire with the local authority business rates team to confirm rates payable.

### **Lease Terms**

The property is available To Let for a minimum term of years to be agreed on an effective Full Repairing and Insuring (FRI) lease. Terms by negotiation. Please enquire for details of the quoting rent.

### **Costs**

In addition to the rent, the ingoing tenant will be required to make a contribution of £3,000 towards the council's professional costs, including preparation of the lease, payable on completion. Aside from the above, each party will be responsible for their own legal and professional costs incurred, together with any Stamp Duty Land Tax (SDLT) that may be payable.

### **ERYC Libraries**

An extension has been added to the east of the building to provide a central library book distribution storage facility. This part of the building is to remain in situ, separated from the subject property and independently accessed.

### **VAT**

The property is not elected for VAT purposes

### **Energy Performance Rating**

Score	Operational rating	This building
0-25	A	← 42 B
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
150+	G	

### **Further Information & To View**

Viewings are available strictly by appointment. Contact valuation and Estates:

#### **Nicholas Coultish**

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