

EVOLVE

MELTON WEST BUSINESS PARK

A63 HULL HU14 3RS

To Let 5,000 sq ft to 37,600 sq ft

Wykeland

Regeneration for the next generation

MELTON WEST



EVOLVE

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Businesses are prioritising sustainability in order to do their bit for the planet, reduce costs and attract talent.

But there are barriers to overcome in order to reach target sustainability goals.

We understand your business challenges and have developed **Evolve** to address your needs.



Sustainability is central to Evolve.

The business park has been designed and built on green principles, with a range of eco features maximising the buildings' performance and energy generation.



EVOLVE Highlights

EV charging
6 x 60kWh fast charging available for public use.

Anticipated EPC A rating
From the flooring to the roof, we're building sustainability into the fabric of all of the units.

Insulated panel cladding
This high-tech cladding boasts high thermal efficiency and durability.

Roof lights in all units
10% of the roof area will comprise roof lights, enabling solar gain and reducing reliance on artificial lighting.

Green bike shelters
Evolve's bike shelters all feature green roofs.

Wildflower planting
The site's planting not only improves biodiversity, it also improves employee wellbeing.

25% landscaping
Melton West benefits from a minimum 25% landscaping per development. This ensures a 'green' environment for all occupiers and assists with managing the drainage requirement.

Green living wall
Good for the planet and good for employee wellness.

PV roof panels
Solar panels have been installed on the units, enabling energy generation for the building itself.


A63
to
Hull
amazon
Browns
Books
EAST RIDING
OF YORKSHIRE COUNCIL
Smith+Nephew
HOUSE OF TOWNEND
FAMILY WINE MERCHANTS SINCE 1906
Allam
the POWER house
LISTERS
A63 to Leeds
amazon
RS
ORIGIN
KOHLER
EVOLVE
MELTON WEST BUSINESS PARK
Heron Foods


amazon
6
7

Unit 1 - LET to Medequip

22,900 sq ft

- Two 4x5m level access doors
- 16 standard car parking spaces
- Two 7kWh EV bays
- Eaves height 7.5m
- Floor loading 35KN/m2
- Yard depth Min 29m





Units 3 - 7

Units can be combined if required

5 x 5,000 sq ft

Each unit:

- 5 standard car parking spaces
- One 7kWh EV bay
- Eaves height 7.5m
- Floor loading 35KN/m2
- Yard depth Min 22m



Unit 2 UNDER OFFER

37,600 sq ft

- Three 4x5m level access doors
- 30 standard car parking spaces
- Two 7kWh EV bays
- Eaves height 7.5m
- Floor loading 35KN/m2
- Yard depth Min 29m



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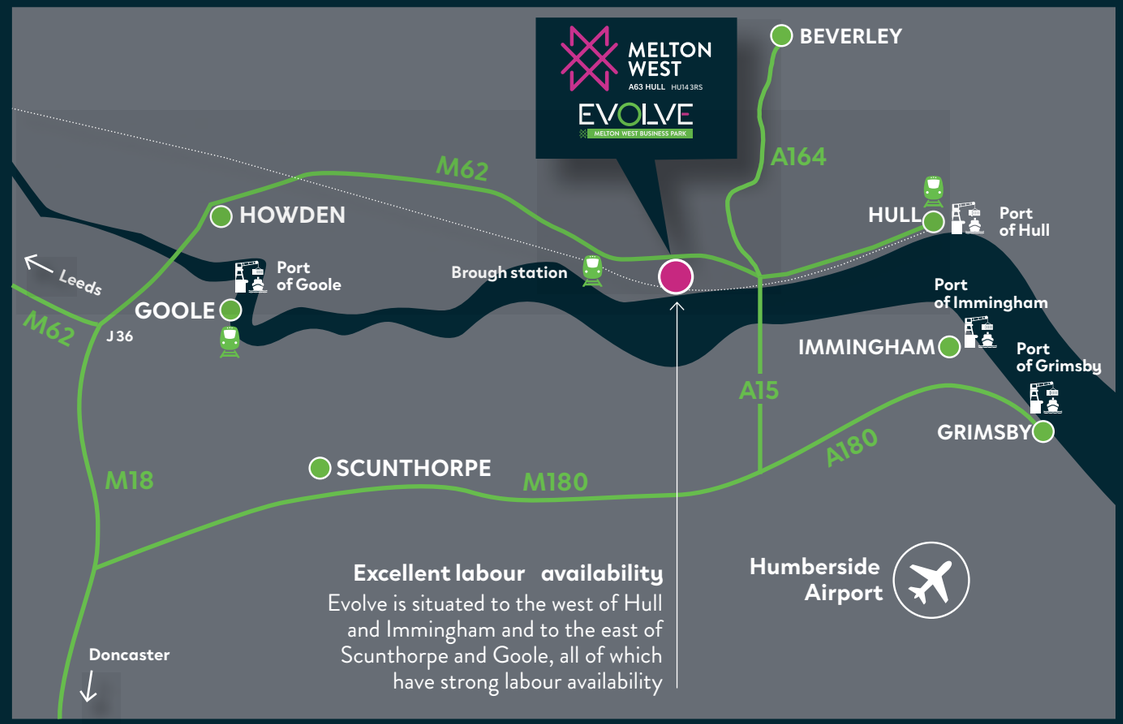
Part of Melton West - one of Yorkshire's largest business parks. Evolve benefits from being situated in a prime location:

- **Hull, Leeds, Doncaster, Grimsby** and **Goole** in close proximity
- Direct access to the **A63, M62** corridor and **M1**
- Within **16 miles** of **Humberside Airport**
- Close to all **Humber Ports**
- **Brough** Railway Station gives direct connections to **Hull, Leeds, Manchester** and **London King's Cross**

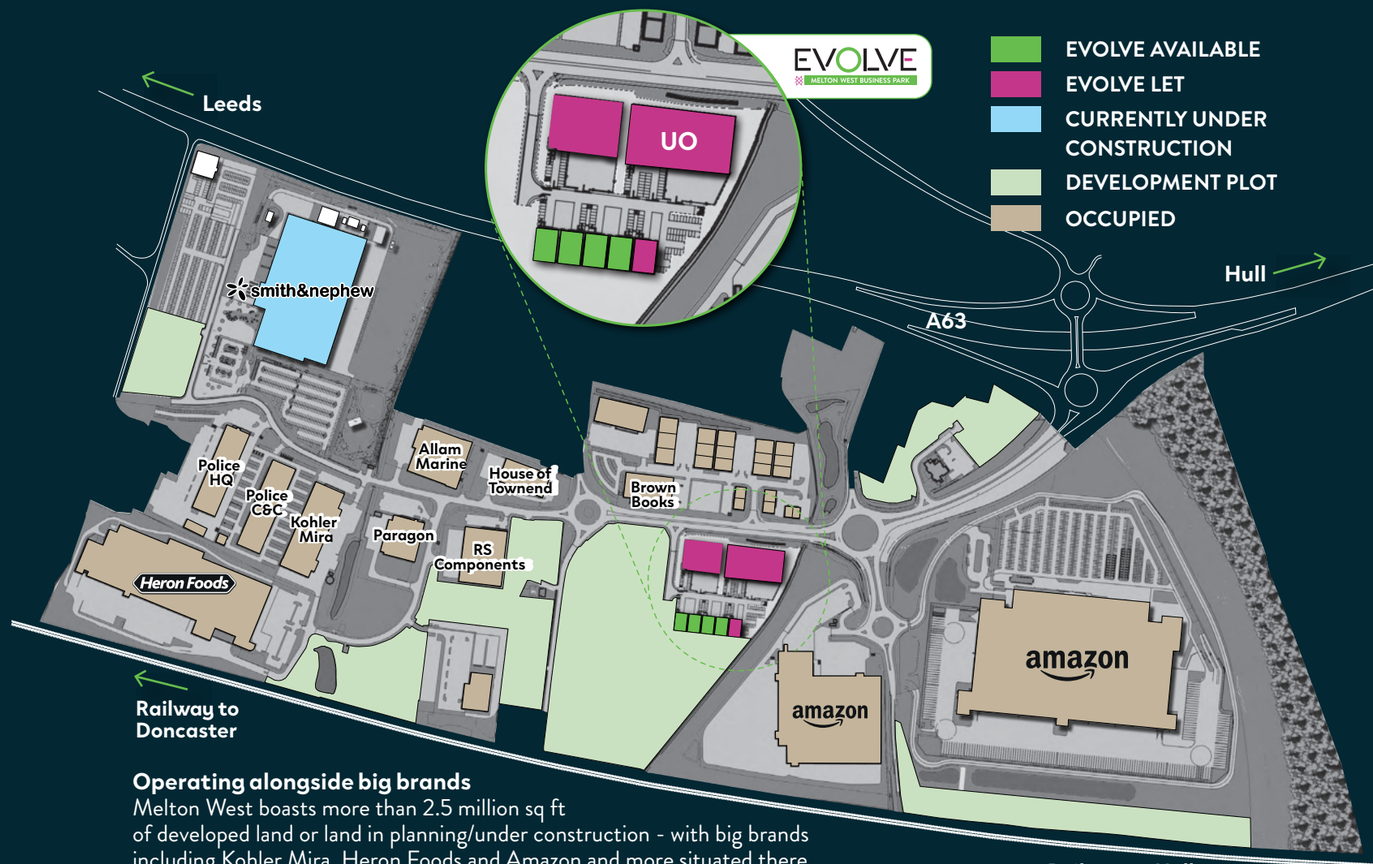
Drive time from EVOLVE

Brough	**6 mins**
Hull Centre	**16 mins**
Humberside Airport	**24 mins**
Leeds	**60 mins**
Sheffield	**70 mins**
Junction M18	**20 mins**
M1	**45 mins**





Excellent labour availability
Evolve is situated to the west of Hull and Immingham and to the east of Scunthorpe and Goole, all of which have strong labour availability



Operating alongside big brands
Melton West boasts more than 2.5 million sq ft of developed land or land in planning/under construction - with big brands including Kohler Mira, Heron Foods and Amazon and more situated there.



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Get in touch

If you're interested in finding out more and learn how **Evolve** could unlock your business growth, please get in touch.

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