

TO LET/ MAY SELL

Roadside Development Site
Land



- High traffic volumes with 31,000 vehicles passing daily.
- Strategic roadside development location.
- 0.6 acres available.
- Suitable for a range of alternative employment uses, STP.

Hull - Marfleet Roundabout , Hedon Road, HU9 5QL



020 4 568 1402



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www.hindleylawrence.co.uk

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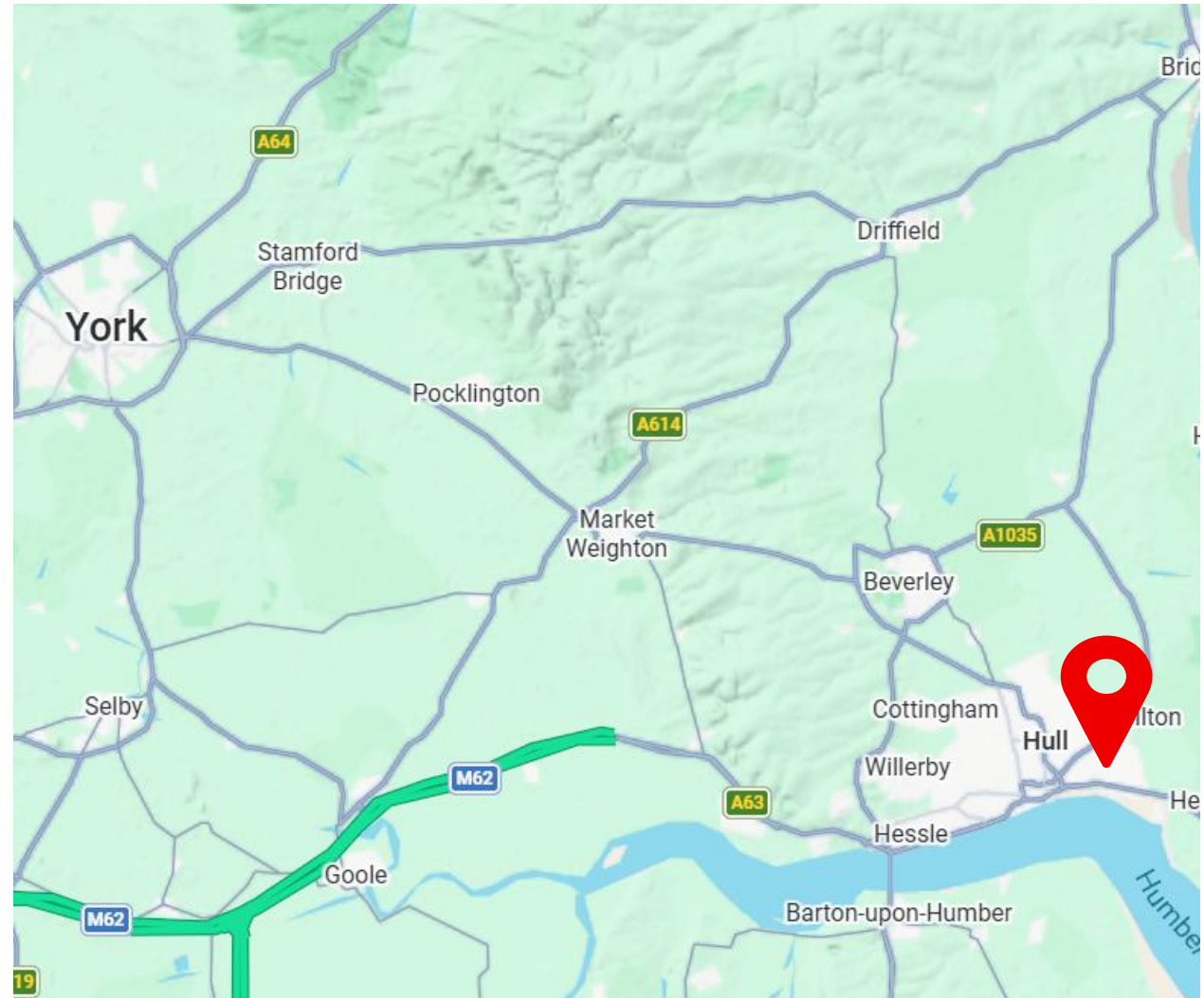
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Location

This development site enjoys an exceptional location fronting Hedon Road (A1033), the primary arterial route connecting the city's docks to the national motorway network (M62, M18, M1). Strategically positioned at Marfleet Roundabout the site ensures high visibility and easy access for ideal for roadside retail uses.

Hedon Road and the surrounding area support a range of roadside and service area uses. Nearby occupiers include a Shell PFS opposite, Asda PFS, Starbucks, and Costa.



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Description

This prime brownfield development site, spanning 1.1 acres, presents a unique opportunity for roadside or mixed-use development. We are now marketing Phase 2 of the development, comprising 0.6 acres.

The site boasts a substantial portion of existing hardstanding concrete, providing a solid foundation for future construction.

Opportunity

The site's strategic location at Marfleet Roundabout, Hedon Road, makes it an ideal destination for a variety of commercial uses.

The site's versatility extends to alternative commercial and employment uses, subject to planning and inclusive of:

- Trade counters
- Self-storage facilities
- Open storage areas
- Convenience retail
- Leisure facilities



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Planning

Initial investigations confirm the site has been allocated for employment uses. Interested parties should verify the suitability of their proposed uses with Hull Planning Department (01482 300 300).

Site Area

0.6 acres available.

Terms

Ground Lease - Our client has a strong preference for a ground lease disposal of the site, either on an unconditional basis or subject to planning approval.

Rates

To be assessed on completion of development.

VAT

Value Added tax, which is to be charged on transactions as the prevailing rate.

Data Room

[Click here](#) to access the data room.



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