

# SHED NO.23

King George Dock, Port Of Hull, HU9 5PB



## Key Highlights

- 87,500 sq ft
- 24/7 Port Security
- Industrial unit comprising 87,500 sq ft
- 7 metre eaves height
- Within the Port of Hull Port Estate
- Close proximity to King George Dock (East) Port Entrance
- 17,000 sq ft loading canopy

## Description

The property comprises a detached 87,500 sq ft warehouse that benefits from the following specification:

- 17,000 sq ft loading canopy;
- 7 metre eaves height;
- 5 electric ground level loading doors;
- LED lighting throughout;
- 3 phase electricity;
- Tarmac surfaced service yard;
- 24/7 port security;
- Close proximity to King George Dock (East) Port Entrance;



## Location

The Port of Hull on the north bank of the Humber Estuary is situated only 20 miles from the North Sea. The port is connected by dual carriageway road links to the M62 and the M18 along with connections into the inland waterways system.

Hull is the UK's leading softwood timber port, handling circa. 1 million tonnes. Dry bulks handled by the port include agribulks, chemicals and cement, with specialist paper handling vessels and equipment to meet the needs of Hull's paper and forest products clients. Hull also has the UK's first fully-enclosed cargo handling facility for all-weather working on sensitive cargoes such as steel and bagged products, along with the Hull Container Terminal and devanning operation.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	87,500	8,129.02	Available
Ancillary - Canopy	17,000	1,579.35	Available
<b>Total</b>	<b>104,500</b>	<b>9,708.37</b>	

## Viewings

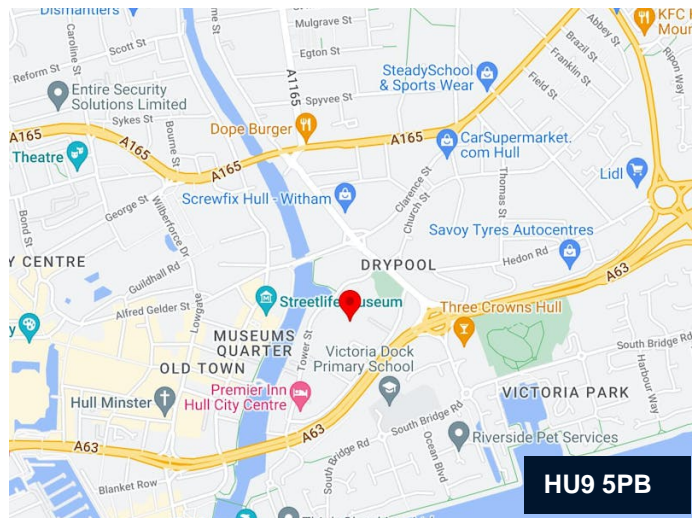
Viewings are strictly by appointment only. Please contact the letting agents for further information.

## Terms

The unit is available to let on terms to be agreed.

## Energy Performance Certificate

A full copy of Energy Performance Certificate can be made available upon enquiry.



## Contact

### Matthew Ewin

0113 220 1241

07811 676 695

matthew.ewin@savills.com

### Tom Asher

07738144646

tom.asher@savills.com

### Ben Cooper (PPH Commercial)

01482 626912

07702 671380

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