

FOR SALE / TO LET



MELTON  
PARK

A63, J38 M62, EAST YORKSHIRE



Offices

Industrial

Hotel / Leisure

Distribution

[www.meltonbusinesspark.co.uk](http://www.meltonbusinesspark.co.uk)



St. MODWEN PROPERTIES PLC



# The Gateway to Business



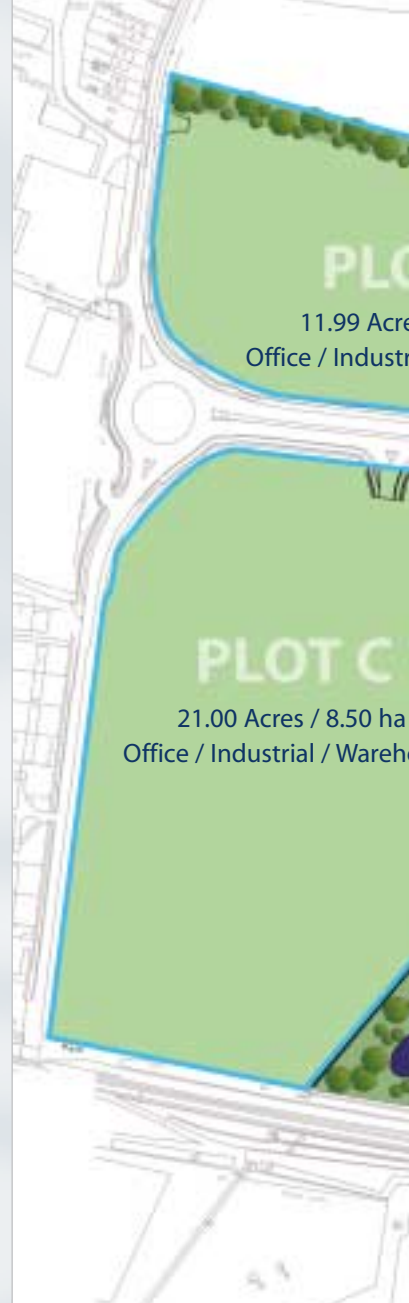
Melton Park is Hull's newest strategically located Business Park and provides the opportunity for design and construction packages for distribution, office, industrial and hotel uses, set within a high quality environment. Business occupiers at Melton Park will benefit from it's superb location on a key arterial route situated close to the thriving City of Hull.

## Why Melton Park?

- 100 acre (40 ha) mixed use business park.
- Bespoke and speculative development.
- Prominent frontage on key arterial route.
- Excellent access to motorway network.
- Edge of city location.
- Excellent car parking ratio.
- Full site infrastructure with access to all main services.
- 5 main plots allowing a wide range of employment uses.
- Potential freight link.

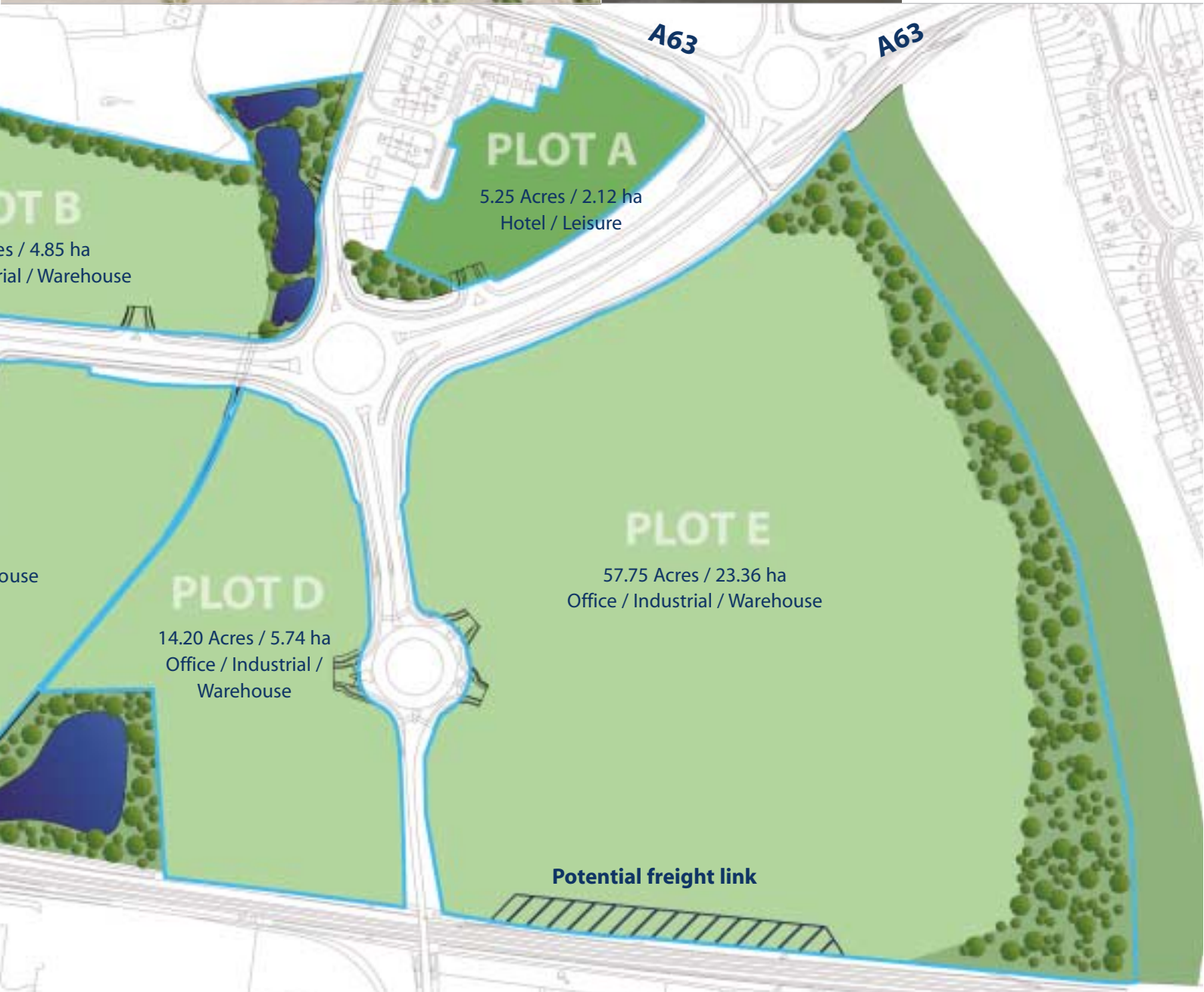
## Masterplan

The indicative plan and the schedule below illustrate what Melton Park can offer together with the flexibility to reflect occupier's requirements. A new access road is being constructed into the site to link with the A63. Site infrastructure will be provided to create individual plots for speculative and bespoke development.



## Schedule Of Indicative Areas

Plot	Size / Acres	Size / Hectares	Uses
Plot A	5.25	2.12	Hotel / Leisure
Plot B	11.99	4.85	Office / Industrial / Warehouse
Plot C	21.00	8.50	Office / Industrial / Warehouse
Plot D	14.20	5.74	Office / Industrial / Warehouse
Plot E	57.75	23.36	Office / Industrial / Warehouse



## The Offer

Melton Park offers speculative and bespoke design and construction packages to business occupiers seeking office, industrial and distribution space from 2,000 ft<sup>2</sup> (185.8 m<sup>2</sup>) up to 1 million ft<sup>2</sup> (92,903 m<sup>2</sup>). Terms are available on an occupational leasehold or long term ground lease basis and a full development and design team is in place to provide outline costed proposals quickly and without obligation.

## Further Information

For more information on this development please contact either of the joint agents detailed below or Stephen Prosser at St. Modwen.



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CHARTERED SURVEYORS

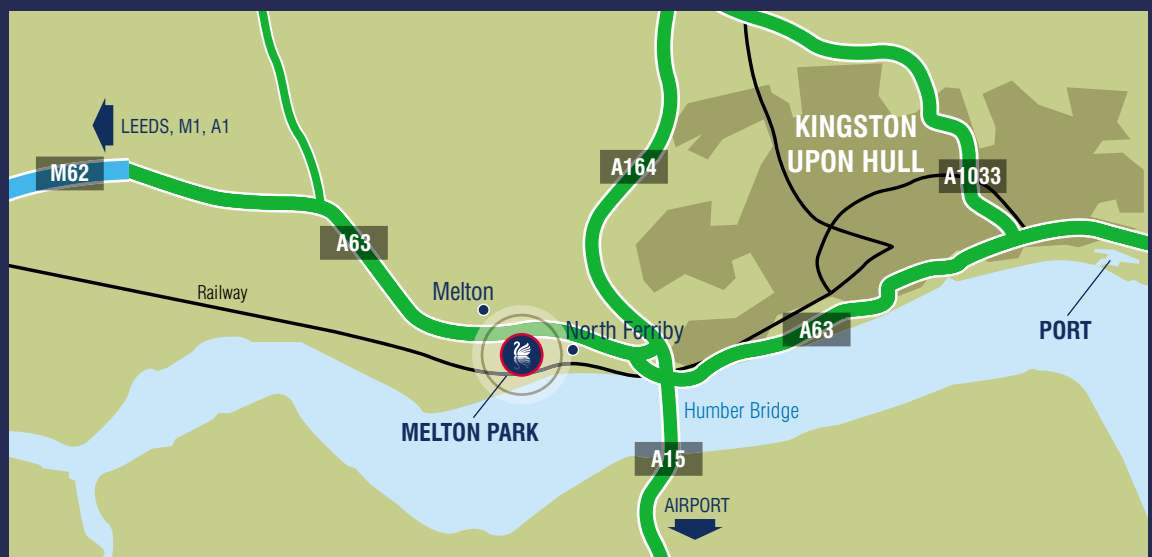
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## Location

Melton Park is extremely well located lying adjacent to the A63, a few miles from the M62 and Kingston Upon Hull City centre. It is close to Humberside International airport and the famous Humber Bridge.

	Distance	Drive Time
<b>Leeds</b>	60 miles	1 hr 11 mins
<b>Manchester</b>	97 miles	1 hr 52 mins
<b>Liverpool</b>	126 miles	2 hrs 18 mins
<b>Edinburgh</b>	255 miles	4 hrs 31 mins
<b>Birmingham</b>	138 miles	2 hrs 28 mins
<b>London</b>	215 miles	3 hrs 49 mins
<b>Humberside International Airport</b>	15 miles	20 mins



MISREPRESENTATION ACT 1967

These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967.