



**TO LET**

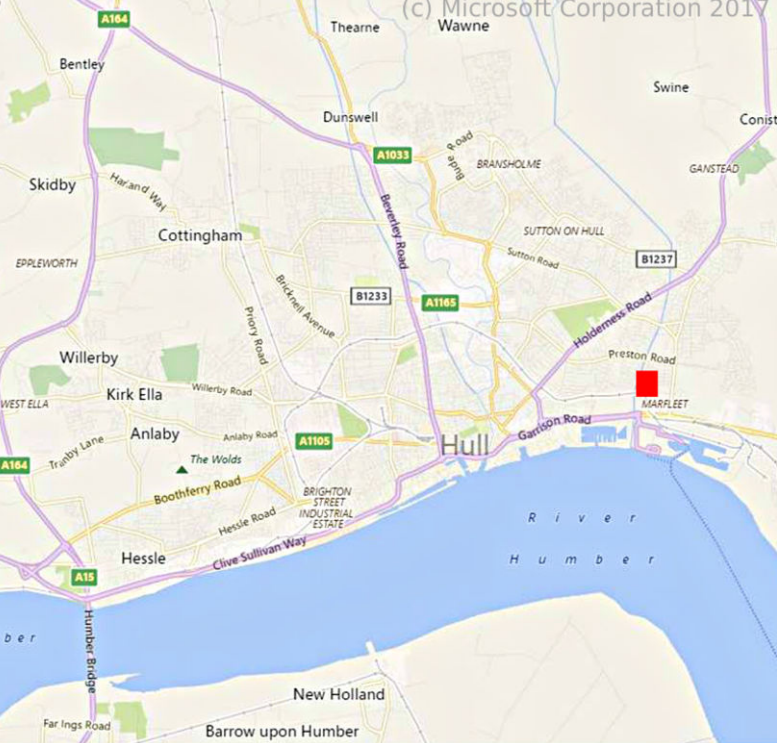
# MARFLEET LANE INDUSTRIAL ESTATE

**BURMA DRIVE, HULL, HU9 5SD**



- **Prominent position at junction of Marfleet Lane and Burma Drive**
- **Fenced and gated service yard with parking**
- **Mains services including 3 phase electricity**
- **Flexible tenancy agreements available**
- **Popular industrial location**

**WORKSHOP / INDUSTRIAL UNITS**  
**1,507 to 2,486 sq ft (140 to 231 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	
Hull city centre	3	10	Car
Humber Bridge	15	25	Car
Leeds	63	1 hr 12 mins	Car

Source: theAA.com

# MARFLEET LANE INDUSTRIAL ESTATE

Burma Drive, Hull



## DESCRIPTION

The estate comprises a terrace of 8 light industrial units with a shared, fenced and gated service yard. The units are of clear span steel framed construction, with reinforced concrete floors, sectional up and over or roller shutter loading doors and separate personnel entrances. The units can accommodate a wide range of light industrial and storage uses.

## SPECIFICATION

- 3 phase electricity
- Reinforced concrete floors
- Industrial loading doors and separate pedestrian access
- Fenced and gated service yard

## EPC

EPC values range between B43 and D96 and copies are available on request

## BUSINESS RATES

Business rates are payable by the tenant and depending on your circumstances you may qualify for small business rates relief meaning you could be rates free where the Rateable Value is less than £12,000. For full details please contact Hull City Council on 01482 300 301 or at [www.hull.gov.uk/help/contact-us](http://www.hull.gov.uk/help/contact-us)

## LOCATION

The industrial estate is on Burma Drive, at the junction with Marfleet Lane. It is in a well known east Hull industrial area and is well placed a short distance from the A1033, giving easy access to the port of Hull and to the city to the west and beyond.

## TERMS

- Range of flexible tenancy and lease terms are available
- Rent Payable monthly in advance by direct debit
- Tenant maintains and decorates the interior (inc doors and windows)
- Landlord maintains and decorates the structure and exterior
- Rent deposit, first month rent and administration fee payable on completion

## VIEWING / FURTHER INFO

Please contact us directly for current availability and for viewing



**Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ**

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. March 2018. Designed and produced by Creativeworld Tel: 01282 858200.

**Properties available in over 200 locations throughout England & Scotland**