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TO LET

SUTTON FIELDS INDUSTRIAL ESTATE

GOTHENBURG WAY | HULL | HU7 0YG

INDUSTRIAL UNITS

1,744 - 2,691 SQ FT

KEY FEATURES

- Established Industrial and Distribution Location
- Reinforced Concrete Floors
- Excellent Transport Links
- Retail and Leisure Facilities Nearby



CONTACT US:



01924 282020



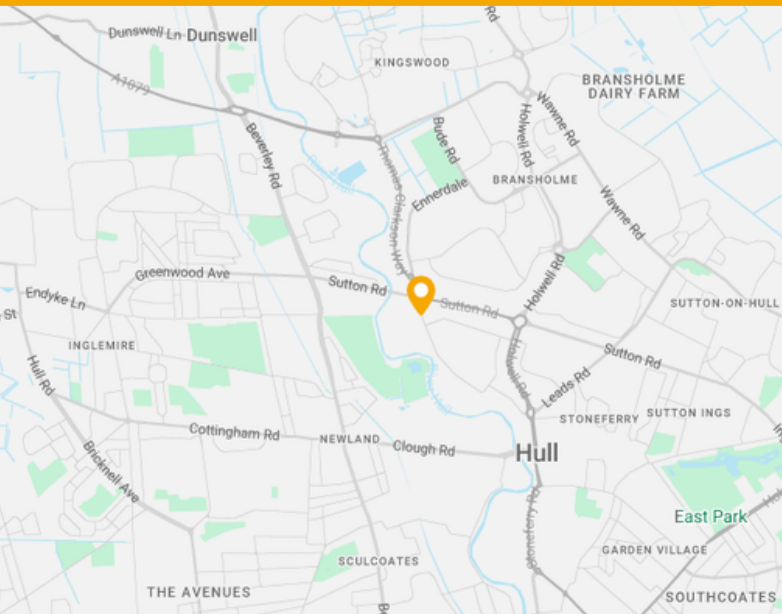
www.ntproperties.co.uk



yorkshire@northerntrust.co.uk

SUTTON FIELDS INDUSTRIAL ESTATE

GOTHENBURG WAY | HULL | HU7 0YG



LOCATION

Sutton Fields Industrial Estate is located in Hull (Kingston Upon Hull), a key commercial and industrial city in the East Riding of Yorkshire. The estate occupies a prominent position at the junction of Gothenburg Way and Stockholm Road, within a well-established industrial and distribution area. Hull City Centre is approximately 2 miles away, providing a wide range of retail, leisure, and business services.

The estate enjoys strong road connectivity via Sutton Road, which links to the A63 and M62 motorway, offering fast and convenient access to the major northern cities of Leeds, Manchester, and Liverpool. Hull train station is a major rail hub, offering regular services including express trains to London up to seven times per day. In addition, Hull benefits from international connectivity via P&O Ferries, which operate daily overnight services to Zeebrugge and Rotterdam from King George Dock.

MODERN INDUSTRIAL UNITS 1,744 - 2,691 SQ FT

DESCRIPTION

Sutton Fields Industrial Estate extends to 30,098 sq ft and comprises 14 workshop and industrial units. The units range in size from 1,744 sq ft to 2,691 sq ft, with the flexibility to combine units (subject to availability) to create larger floor areas of up to 3,488 sq ft.

Constructed of steel frame with reinforced concrete floors, and brickwork and metal cladding to the elevations, the units are durable and functional. Roofs are either flat or pitched insulated metal deck, depending on the block, incorporating translucent panels to maximise natural light.

KEY FEATURES

- Securely fenced estate
- Two separate forecourts for circulation and access
- Ample on-site car parking
- Flexible unit sizes with potential for combination
- Hull City Centre within 2 miles offering extensive shops, eateries, and services
- Hull train station with regular services, including express trains to London
- Access from Sutton Road, linking to the A63 and M62 motorway



EPC

A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



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