



TO LET

MARFLEET LANE
INDUSTRIAL STATE

BURMA DRIVE | HULL | HU9 5SD

INDUSTRIAL UNITS

1,507 - 2,486 SQ FT

KEY FEATURES

- Good Transport Links
- On-Site Parking
- Versatile Accommodation
- Established Location
- Secure Site
- Nearby Amenities



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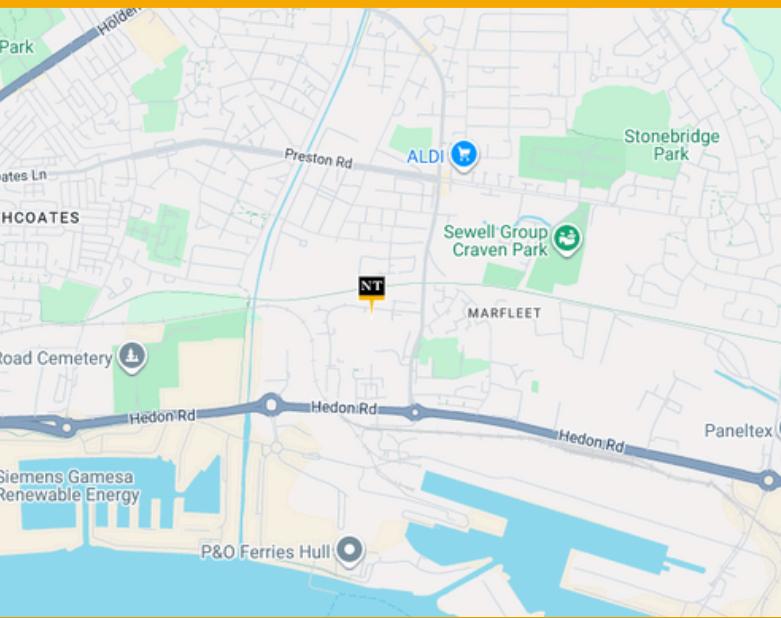
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MARFLEET LANE INDUSTRIAL ESTATE

BURMA DRIVE | HULL | HU9 5SD



MODERN INDUSTRIAL UNITS

1,507 - 2,486 SQ FT

DESCRIPTION

Marfleet Lane Industrial Estate provides a total of 8 light industrial units, all set within a shared, fenced and gated service yard offering secure access and good on-site car parking. The units are constructed of clear span steel frames with reinforced concrete floors, designed to support a variety of light industrial, storage, and distribution uses.

Each unit benefits from sectional up-and-over or roller shutter loading doors alongside separate personnel entrances, ensuring convenient and flexible access for both staff and vehicles.

KEY FEATURES

- Fenced and gated service yard with secure access
- Shared circulation areas with on-site car parking
- Sectional up-and-over or roller shutter doors
- Separate personnel access to all units
- Mains services including three-phase electricity
- Prominent position at the junction of Marfleet Lane and Burma Drive
- Excellent access to the A1033 arterial route

LOCATION

Marfleet Lane Industrial Estate is prominently located at the junction of Marfleet Lane and Burma Drive, within a well-known industrial area in east Hull.

The estate benefits from strong transport connectivity, with the A1033 situated nearby, providing convenient access both to Hull City Centre to the west and the Port of Hull, an important hub for freight and distribution, to the east.

This established industrial location is well served by local businesses and amenities, with further retail, commercial, and leisure services available within Hull City Centre, just a short drive away. Its strategic position ensures excellent connectivity for businesses serving both local and regional markets.



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 one of the letting agents.



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