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TO LET

POCKLINGTON INDUSTRIAL ESTATE

HAMPDEN ROAD | POCKLINGTON | YO42 1NR

INDUSTRIAL UNITS

753 - 3,509 SQ FT

KEY FEATURES

- Established Location
- Generous Shared Central Yard
- Excellent Road Links
- Roller Shutter Loading door
- Separate Pedestrian Access



CONTACT US:

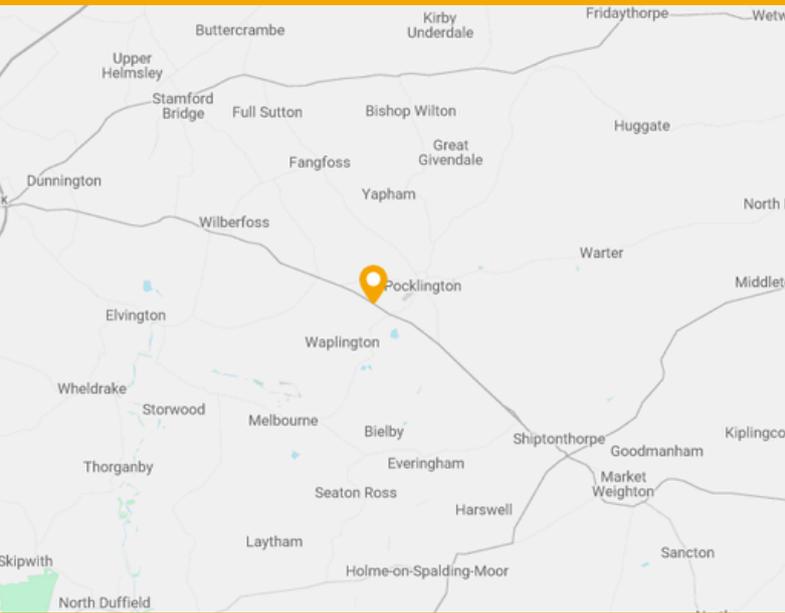
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POCKLINGTON INDUSTRIAL ESTATE

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LOCATION

Pocklington Industrial Estate is situated on Hampden Road, forming part of a larger industrial area occupying part of the former airfield. The estate benefits from excellent transport links, with direct access to the A1079, the primary route connecting Hull to York.

The estate lies 13 miles south-east of York and 26 miles north-west of Hull, with the M6 (Junction 37) and A1(M) (Junction 44) both within approximately 30 minutes' drive, providing connectivity to the wider region. Pocklington town centre, just over 1 mile from the estate, offers a variety of high street shops, eateries, and financial services, making the location practical for both business operations and staff convenience.

MODERN INDUSTRIAL UNITS 753 - 3,509 SQ FT

DESCRIPTION

Pocklington Industrial Estate comprises a total of 9 industrial/workshop units arranged across two terraces within a well-established commercial location. Unit sizes range from 753 sq ft up to 3,509 sq ft, with the ability to combine units (subject to availability) to create larger floor areas.

The terraces are of steel frame construction with steel trussed roofs, and feature facing brick elevations beneath pitched profile sheet clad roofs. Each unit is fitted with a roller shutter loading door and a separate pedestrian entrance, with some units additionally benefiting from internal office accommodation.

KEY FEATURES

- Generous shared central yard providing circulation space
- Car parking bays at the front of each unit
- Mains services including three phase electricity
- Easy access to Pocklington town centre, just over 1 mile away
- Range of high street shops, local eateries, and financial services
- Excellent transport links



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.



BUSINESS UNITS TO LET ACROSS THE UK

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