

**BURMA DRIVE  
HULL  
HU9 5SD**



**LAND / STORAGE / PARKING**

- Prime developed site of 1.10 Acres (0.45 Hectares) approx levelled to hardstanding.
- Excellent transport links close to King George and Alexandra Docks.
- **DON'T MISS OUT!! THIS SITE WILL SOON BE LET!!**

# BURMA DRIVE HULL HU9 5SD



## WHERE IS IT?

- The estate is located on the north side of Burma Drive, close to the junction with Marfleet Lane, approx 3 miles east of Kingston upon Hull City Centre and has direct access onto the A1033 Hedon Road dual carriageway, being the main arterial route into the east of the City of Hull.
- The estate is located adjacent to the Alexandra, King George and Queen Elizabeth Docks.

## WHAT IS IT?

- The level site provides a total area of 1.10 acre (0.45 hectares). The site is within the Enterprise Zone status.
- Provision is made in the highway for all services, and the site benefits from off-site foul and surface water sewers that are to be adopted as public assets and include adoptable surface water attenuation tanks that are to be to Yorkshire Water standards. All interested parties are responsible for undertaking their own research.

## HOW BIG IS IT?

- The accommodation briefly comprises (all areas are approximate) and are measured gross:
- Site Area 1.10 Acre (0.45 Hectares)

## HOW MUCH IS IT?

- The site is available at a rental of £20,000 per annum on a new Lease on terms to be agreed exclusive of rates, VAT and all other outgoings payable quarterly in advance by Bankers Order.

## HOW MUCH ARE THE RATES?

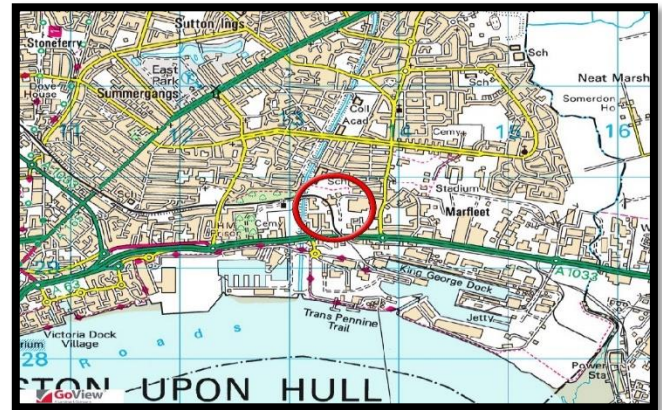
- We are advised by the Local Authority that the site is currently excluded from the Rating List at this time.

## ANYTHING ELSE I HAVE TO PAY?

- **VAT:** The site is VAT registered.

## ANYTHING ELSE I NEED TO KNOW?

- **SERVICES:** Interested parties are advised to confirm the availability of the supplies suitable for their proposed use by contacting the Statutory Authorities directly.
- **LEASE:** Full repairing and insuring Lease which includes all perimeter fencing and gates. Upon expiry of the Lease the site must be put back into existing condition.



## WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3 Chartered Surveyors. Draft Details Subject to Clients Approval. Date: March 2019. File Ref: A2219.



**Unit 9, Waterside Business Park,  
Livingstone Road,  
HESSLE, HU13 0EG  
Tel: 01482 218 299  
Fax: 01482 218 272  
JACQUI TROTT 07912 177 881  
EMAIL: jacqui@nt3.co.uk**

**IMPORTANT** nt3.co.uk Chartered Surveyors for themselves and for the Sellers or Lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline for the guidance of intending Buyers or Lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary planning permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending Buyers or Lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of **nt3 Chartered Surveyors** or associated companies has any authority to make or give any representation or warranty whatever in relation to this property; (iv) any prospective Buyers or Lessees must satisfy themselves independently as to the incidence of VAT in respect to any transactions; (v) **nt3 Chartered Surveyors** does not provide any legal, financial or other advice. If you are in any doubt, contact us and also please seek independent professional advice. Postcodes cited will require confirmation via Royal Mail.

