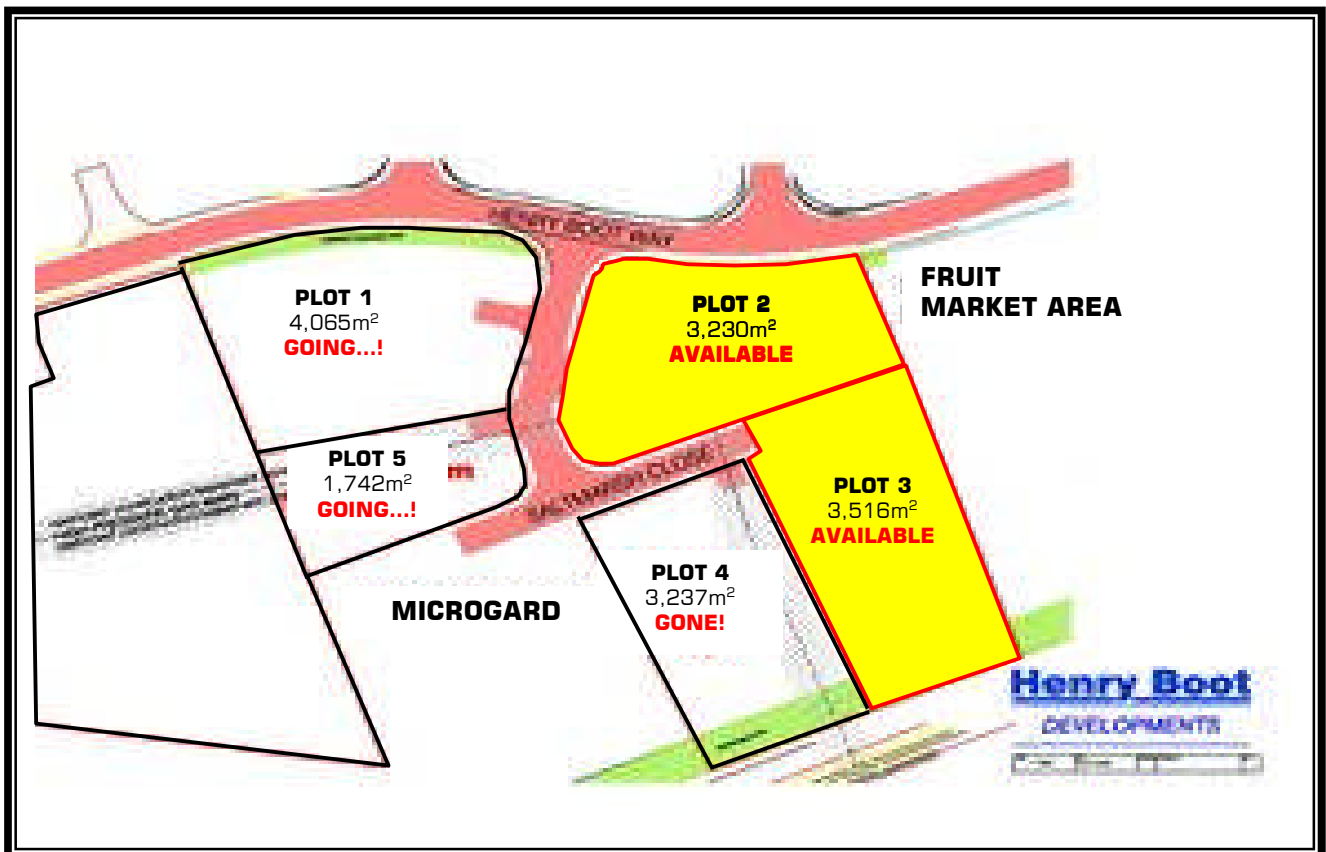


**SALTMARSH CLOSE
HENRY BOOT WAY, PRIORY PARK EAST
HESSLE, HU13**



SERVICED EMPLOYMENT LAND AVAILABLE FREEHOLD

Rare opportunity to acquire fully serviced freehold employment land located within the City's most prestigious business park. Only two plots remain available, ranging from 0.4 acres (0.16 hectares) to 1 acre (0.4 hectares), providing scope for larger combined interest to be created. Construction of Saltmarsh Close is now complete, providing exclusive access to all plots as well as to the newly built Microgard unit. Plot 2 benefits from significant frontage to Henry Boot Way. A wide range of commercial users have been attracted to Priory Park East including Arco, John Roe Toyota and De-Verre Hotels.

SALTMARSH CLOSE, HENRY BOOT WAY
PRIORY PARK EAST,
HESSLE, HU13



WHERE IS IT?

Priory Park is located approximately 4 miles west of Hull City Centre, occupying a position alongside the A63 providing excellent links to the docks, Humber Bridge/M62 and motorway network beyond. These plots occupy a position off Henry Boot Way on Saltmarsh Close opposite the newly constructed Banner Court industrial units. A wide range of high quality development has been attracted to the site including motor dealership village, De-Vere Hotels and Arco Distribution Centre amongst many others.

WHAT IS IT?

Saltmarsh Close is a newly constructed hammerhead style road, built to adoptable standards, providing exclusive access to all 5 plots as well as the newly constructed Microgard building. All mains services are available in close proximity to the plots, and the prices quoted have assumed standard connection costs and load requirements. Abnormal load requirements can be satisfied by way of separate agreement. Plots are available in part of as a combined opportunity to suit user requirements and scale of development anticipated.

HOW BIG IS IT?

Plot	Area	Area (m ²)	Guide Price
Plot 1	c 1.0 Acres	(4,065 m ²)	GOING..!
Plot 2	c 0.8 Acres	(3,230 m ²)	£250,000
Plot 3	c 0.9 Acres	(3,516 m ²)	£250,000
Plot 4	c 0.8 Acres	(3,237 m ²)	GONE!
Plot 5	c 0.4 Acres	(1,742 m ²)	GOING..!

HOW MUCH IS IT?

The last two plots are available for sale on a freehold basis subject to a Build Out Agreement – terms to be agreed. Permitted use of the plots is limited to use classes under B2 (General Industrial) and B8 (Storage and Distribution) with any B1 (Light Industrial and Offices) use to be ancillary to the main Industrial use.

ANYTHING ELSE I HAVE TO PAY?

VAT: All financial amounts have been quoted exclusive and we have not taken VAT into account

ANYTHING ELSE I NEED TO KNOW?

This allocation of development land by Henry Boot Developments Limited has been well received locally, with three out of the five plots already committed. The remaining two plots have frontage to Henry Boot Way, and are adjacent to the new Fruit Marjet area, the bespoke designed Microgard unit and across from Banner Court, now a fully-occupied scheme, home to Datamark, MPH and Kinderland.

The site carries planning consent for employment uses, and would suit an owner occupier or investor developer creating a scheme of industrial units for investment letting purposes.

WHO DO I ASK ABOUT IT?

Viewing strictly by prior arranged appointment through NT3 Chartered Surveyors 01482 218299.
Date: November 2009.



RICS



ALLIED SURVEYORS



CHARTERED SURVEYORS
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