

FOR SALE / TO LET



NEWPORT 38

EAST YORKSHIRE | HU15 2FX



NEW WAREHOUSE /
INDUSTRIAL DEVELOPMENT
80,000 – 600,000 SQ FT

Outline Planning Consent Secured



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Outline Planning
Consent Secured



Delivery within 12 months of
exchange of contracts



Site infrastructure and
utilities to be provided



Flexible units sizes from approx.
80,000 – 600,000 sq ft

← TO LEEDS

Unit
100

M62

Unit
200

38

Everard

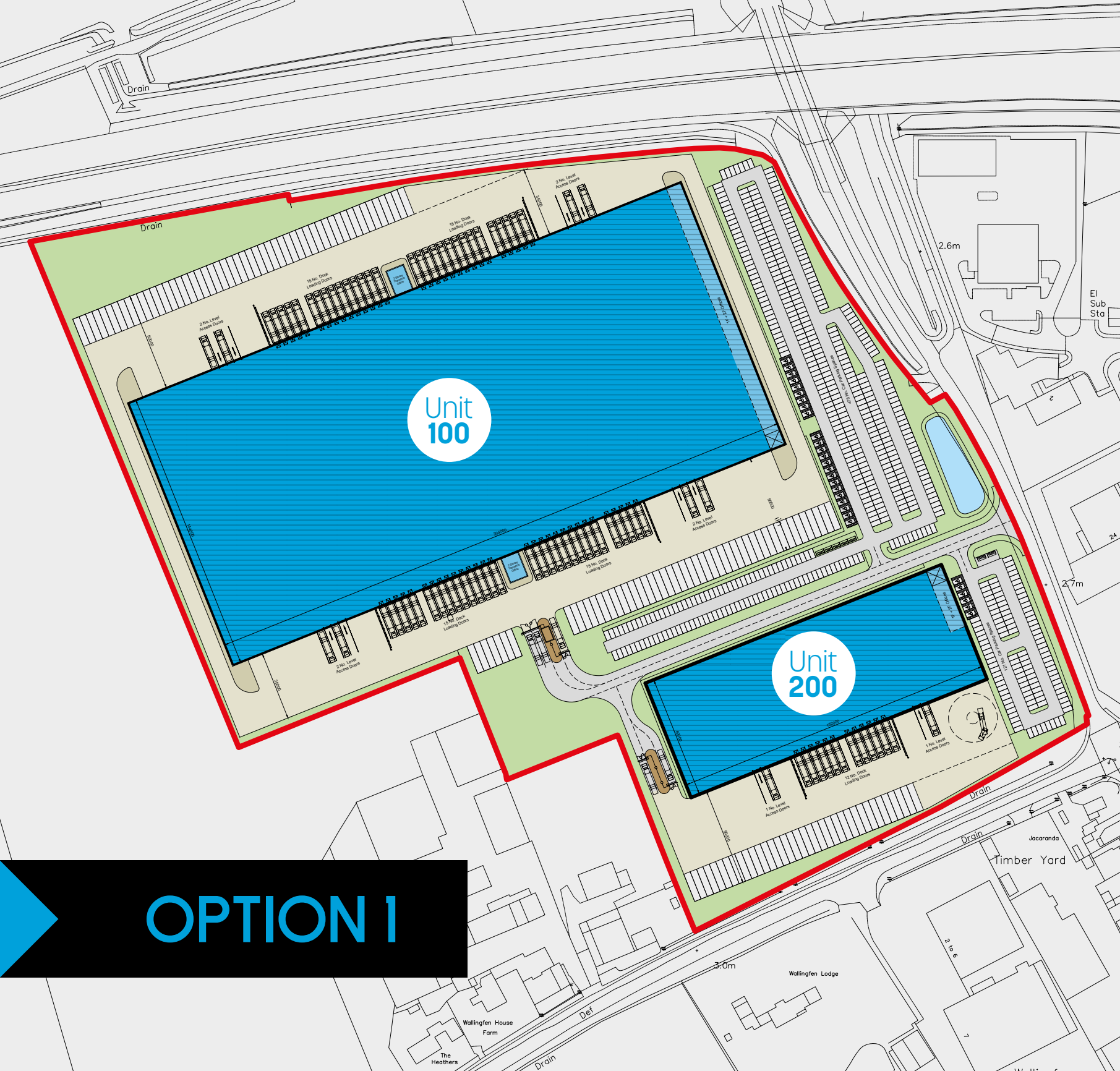


TO HULL →

STONY LANE

B1230 MAIN ROAD





OPTION 1



NEWPORT 38

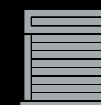
EAST YORKSHIRE | HU15 2FX



Up to 18m
Building
Height



Up to 9Mva
Power
Supply



Cross docked
with 60 dock
& 8 ground
level doors



Yard depths
of 50
metres



360 degree
circulation



Targeting
EPC A
Rating



100 demised
HGV parking
spaces



475 demised
car parking
spaces

HIGH QUALITY
WAREHOUSE & OFFICE
SPACE TAILORED TO
YOUR SPECIFICATION

ACCOMMODATION SCHEDULE

Unit 100	sq m	sq ft
Warehouse Area	43,666	470,026
Office Area (including Ground Floor core)	2,298	24,738
Transport Office	465	5,000
Gatehouse	28	300
Total GIA	46,457	500,064

Unit 200	sq m	sq ft
Warehouse Area	10,019	107,843
Office Area (including Ground Floor core)	527	5,675
Total GIA	10,546	113,518



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HIGH QUALITY
WAREHOUSE & OFFICE
SPACE TAILORED TO
YOUR SPECIFICATION

ACCOMMODATION SCHEDULE

Unit 100	sq m	sq ft
Warehouse Area	10,577	113,849
Office Area	557	5,992
Total GIA	11,134	119,841

Unit 200	sq m	sq ft
Warehouse Area	15,130	162,853
Office Area	796	8,571
Total GIA	15,926	171,424

Unit 300	sq m	sq ft
Warehouse Area	9,733	104,761
Office Area	512	5,513
Total GIA	10,245	110,274



Up to 18m
Building
Height



Up to 9Mva
Power
Supply



Dock and
ground level
doors



Yard depths
of 50
metres



Targeting
BREEAM
Excellent



Targeting
EPC A
Rating

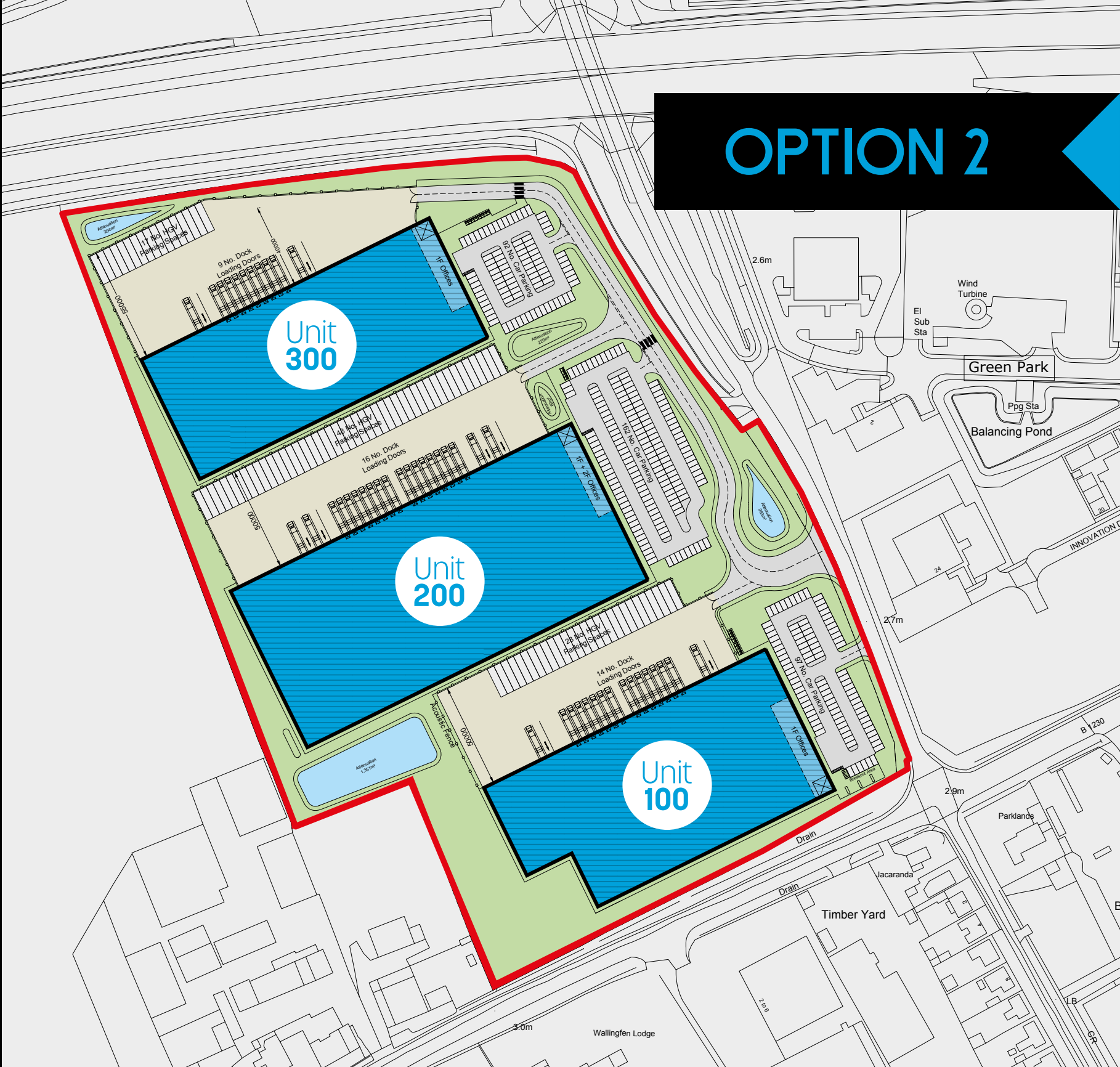


Upto 48
demised HGV
parking spaces



Upto 162
demised car
parking spaces

OPTION 2





LOCATION

Strategically located at J38 of the M62 & A63 corridor, **Newport 38** provides access to the ports of Goole and Hull in approximately 25 minutes, the wider Humber port complex within 40 minutes, and the major urban markets of Leeds, Sheffield and Doncaster within approximately one hour.

Port / Freight Gateway	Approx. Road Distance	Typical Off-Peak Drive Time
Port of Goole	12 miles	14 minutes
M18 Motorway	14 miles	14 minutes
Port of Hull	16 miles	18 minutes
M180 Motorway	20 miles	20 minutes
A1(M) Motorway	26 miles	25 minutes
M1 Motorway	30 miles	30 minutes





B1230 MAIN ROAD

M62

38

STONY LANE



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TERMS

Units are available on a freehold and leasehold basis. For further information please contact the joint agents.

VAT

VAT will be charged where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

A Development by



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CONTACTS

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