

# MELTON WEST

A63 HULL

FROM 10,000 SQ FT UP TO  
1 MILLION SQ FT B1, B2  
& B8 OPPORTUNITIES

EVERYTHING CONNECTS



Wykeland  
Regeneration for the next generation







MELTON WEST AT 200 ACRES  
IS ONE OF YORKSHIRE  
AND HUMBER'S LARGEST  
BUSINESS PARKS,  
STRATEGICALLY LOCATED  
ON THE A63, WEST OF HULL.

#### ENTERPRISE ZONE STATUS:

Melton West offers a business rates discount which is worth up to £275,000 per business over a 5 year period. Further business grants and support maybe available.

#### DEMOGRAPHICS: POPULATION CATCHMENT

- 1.6 MILLION POPULATION WITHIN 30 MILE RADIUS OF MELTON WEST OF WHICH 1 MILLION ARE IN THE WORKING AGE BRACKET OF 16 TO 64.

#### EAST RIDING OF YORKSHIRE

- 162,000 ARE ECONOMICALLY ACTIVE
- 147,300 ARE EDUCATED TO NVQ2 AND ABOVE
- AVERAGE GROSS WEEKLY PAY RATES OF £552.1 (NATIONAL AVERAGE £571.1)
- AVERAGE HOURLY PAY RATES OF £12.03 (NATIONAL AVERAGE £14.35)



The high quality business environment at Melton West can provide bespoke, innovative and flexible accommodation associated with all Wykeland Developments. Well-designed landscaping throughout the park provides an attractive environment in this well-established business location.

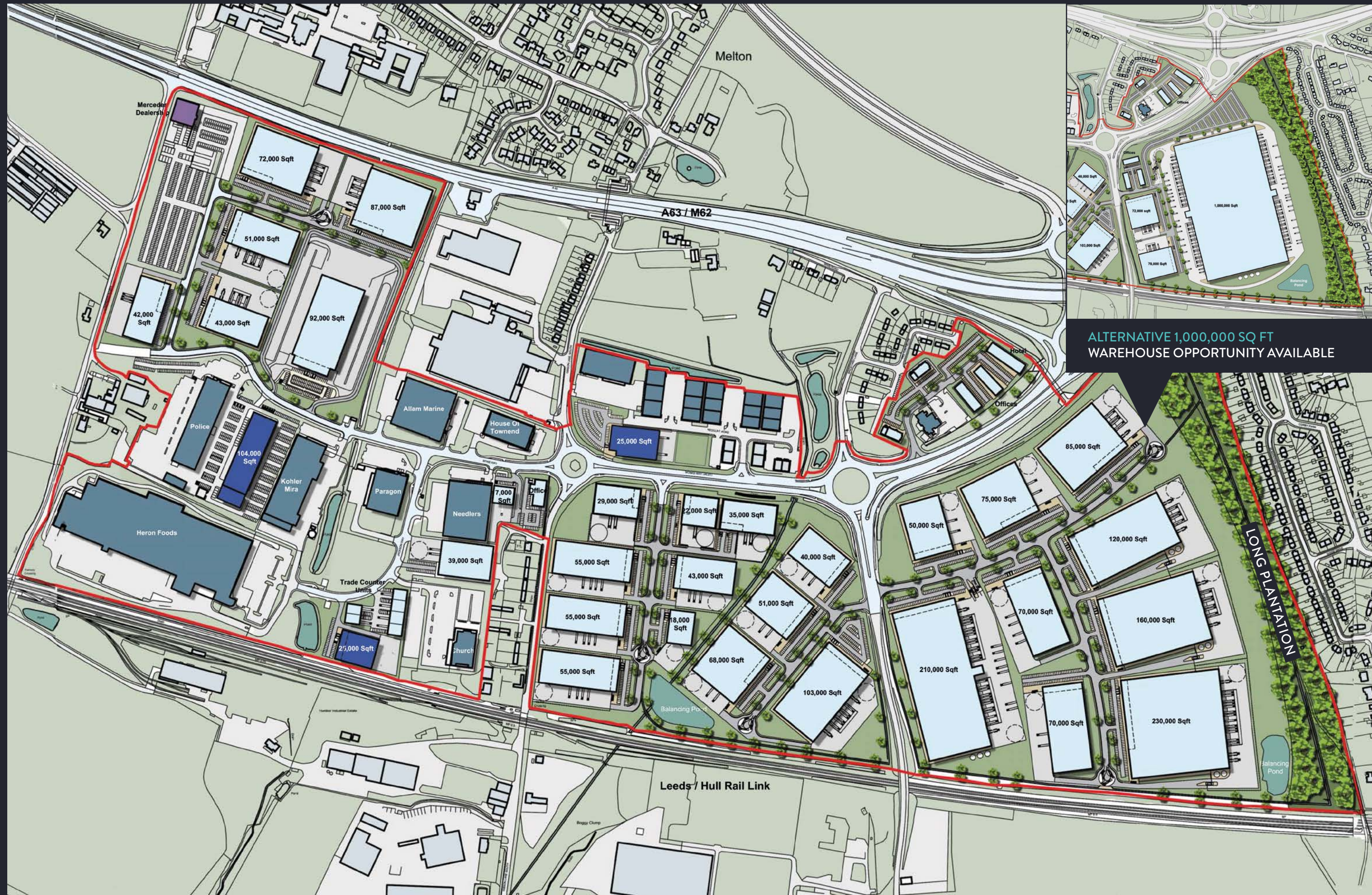
More than 750,000 sq ft has already been designed and developed at Melton West by Wykeland's in house team for occupiers including Heron Foods, Paragon, Kohler Mira and Allam Marine. With the recent expansion of the site, it can now cater for building sizes of up to 1,000,000 sq ft, and can be designed and delivered to suit an exact business need.

- ALLOCATED FOR B1, B2 AND B8 USES
- OUTLINE PLANNING PERMISSION
- INFRASTRUCTURED LAND AVAILABLE
- HIGH QUALITY ATTRACTIVE BUSINESS ENVIRONMENT
- GOOD CAR PARKING RATIO

- EXCELLENT LABOUR AVAILABILITY
- FLEXIBLE PROPERTY DELIVERY SOLUTIONS BY WYKELAND
- TRACK RECORD OF DELIVERING BESPOKE PACKAGES
- COST EFFECTIVE LEASEHOLD AND FREEHOLD PACKAGES
- PROVEN DELIVERABILITY IN MAXIMISING SUSTAINABLE PERFORMANCE OF BUILDINGS

2.85 MILLION SQ FT  
OF MANUFACTURING  
WAREHOUSING,  
DISTRIBUTION  
& OFFICES.





ALTERNATIVE 1,000,000 SQ FT  
WAREHOUSE OPPORTUNITY AVAILABLE

INDUSTRIAL / WAREHOUSE  
UNITS AVAILABLE

UNDER OFFER

UNIT COMPLETED

SOLD

MELTON WEST SITE





WE RECOGNISE THE  
CHANGING REQUIREMENTS  
FOR BUSINESSES & THEIR  
EMPLOYEES **FOR BETTER  
WELLNESS & WELLBEING.**  
MELTON WEST'S LONG  
PLANTATION IS PART OF THE  
YORKSHIRE WOLDS WAY.



- WALKING TRACK AND CYCLE PATHS
- OUTDOOR RELAXING AND EATING AREAS
- CYCLING FACILITES

2.85 MILLION SQ FT  
OF MANUFACTURING  
WAREHOUSING,  
DISTRIBUTION  
& OFFICES.



## FUTURE FOCUSSED

Wykeland has a long track record of delivering bespoke property solutions, with a loyal long standing team it has the internal expertise to take a development from initial concept and design through planning and procurement to construction and delivery. Sustainability is at the heart of all Wykeland developments, not only maximising the sustainable performance of the building and energy generation, but also ensuring the building and business park are fit for future generations.



# MELTON WEST

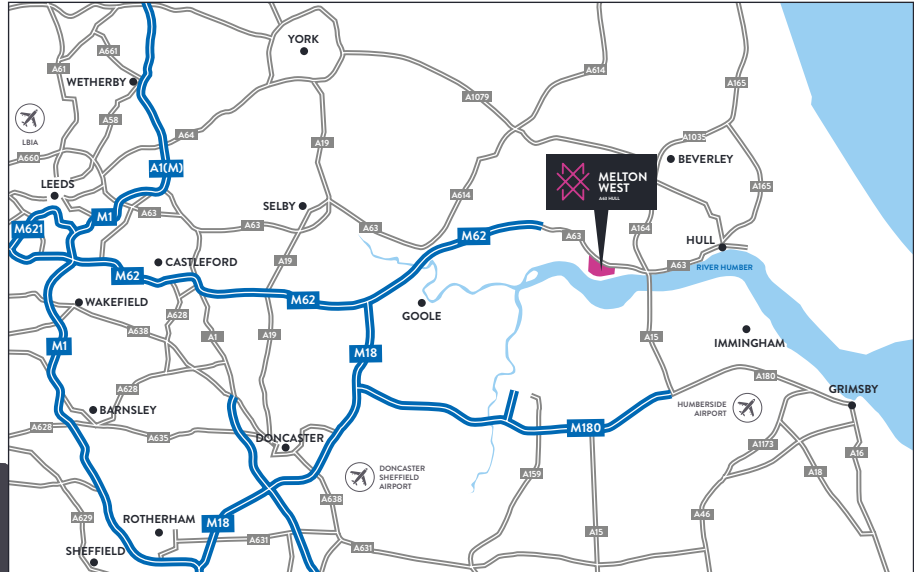
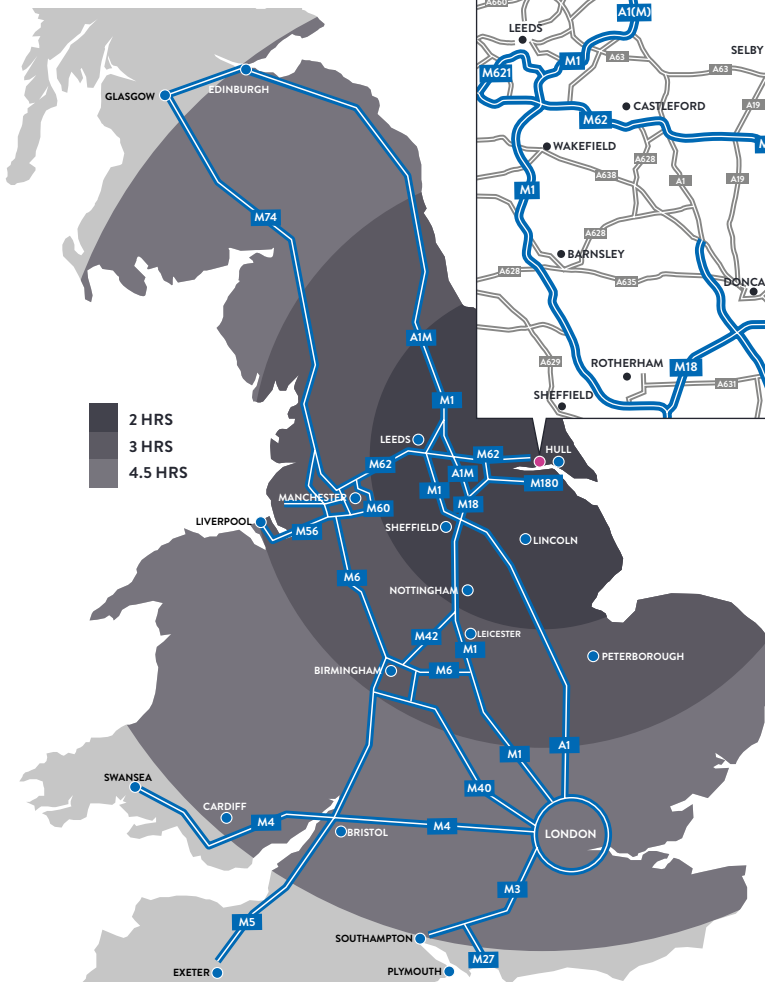
A63 HULL

## EVERYTHING CONNECTS

With direct access to the M62 corridor, which connects to the M1 and A1, Melton West is within 16 miles of Humberside Airport, 37 miles from Doncaster Sheffield Airport and close to all the expanding Humber ports. The nearby Brough Railway Station gives direct connections to Hull, Leeds, Manchester and London Kings Cross.



HU14 3HH



### ROAD

HULL	10 miles
J32 M1	38 miles
J35 A1(M)	43 miles
J41 A1(M)	36 miles
LEEDS	52 miles
MANCHESTER	89 miles
BIRMINGHAM	130 miles

### SEA PORTS

HULL	11 miles
GRIMSBY	35 miles
IMMINGHAM	26 miles

### AIRPORTS

HUMBERSIDE	17 miles
DONCASTER	43 miles
LEEDS BRADFORD	66 miles
EAST MIDLANDS	92 miles
MANCHESTER	136 miles

**GARNESSE  
JONES**

**01482 564564**

Dave Garness  
Dale Gooderham  
Charles Parkinson

**CBRE**  
**0113 394 8800**  
[www.cbre.co.uk](http://www.cbre.co.uk)

Mike Baugh  
Dave Cato  
Sophie Angus

**MELTONWEST.CO.UK**

A DEVELOPMENT BY:



**Wykeland**  
Regeneration for the next generation



**01482 320968**

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