



## Unit 4, Pioneer Park, Hull

This industrial unit offers functional workspace in a prime location. With a modern design and practical features, it is perfect for businesses seeking a well-equipped and adaptable facility of 8000 sq ft (plus 1000 sq ft mezzanine)

## Contact Us

-  [www.brooklandsproperty.co.uk](http://www.brooklandsproperty.co.uk)
-  [info@brooklandsproperty.co.uk](mailto:info@brooklandsproperty.co.uk)
-  Stable Court, Hessewood Office Park,  
Hessle, E. Yorkshire, HU13 0RS
-  01482 646060 / 07932 635229

# Key Features

- Adaptable space
- Mezzanine Level: Additional 1000 sq ft
- Generous Eaves Height: 6 metres for ample vertical space
- Storage: Generous storage options throughout
- Secure Yard: Large, gated yard with private parking
- Modern Construction: Steel portal frame, insulated cladding
- Natural Light: 10% translucent roof panels
- Essential Amenities: WC, kitchen facilities
- Convenient Access: Sectional up and over vehicle doors
- Air Conditioning



## Location

Unit 4b, Pioneer Park  
Clough Road, Hull  
HU6 7HW

Hull City Centre - 2.2 Miles

Hull Docks - 3.8 Miles

Humber Bridge - 10 Miles

M62 - 19 Miles

Pioneer Park is situated on the north side of Clough Road, near to the junction with Stoneferry Road and is approximately 2.2 miles north of Hull City Centre.



## Rent

£24,000 per annum plus VAT, exclusive of rates and other outgoings.