



## Unit 5/6, Pioneer Park, Hull

This exceptional industrial unit offers a versatile and 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 approximately 10650 sq ft

## Contact Us

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# Key Features

- Spacious Ground Floor: Approximately 8,000 sq ft of clear workspace
- Mezzanine Level: Additional 2,650 sq ft for offices or storage
- Generous Eaves Height: 6 metres for ample vertical space
- Abundant Storage: Plentiful 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
- Three-Phase Electricity: Available for industrial applications



## Rent

£64,000 per annum plus VAT, exclusive of rates and other outgoings.

## Location

Unit 5/6, 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.

