

# TO LET

PLOT 1  
MEDFORTH  
HOUSE EAST  
YORKSHIRE  
CATFOSS,  
CATFOSS LANE,  
CATFOSS  
YO25 8EJ

**3.2 Acres**  
**1.3 Hectares**

- Fully concreted surface
- Option to secure the site with palisade
- Serviced with power, water and drainage
- Regular shaped plot

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## LOCATION

Situated in Catfoss, East Yorkshire, Medforth House is well located within a well-connected, prominent local industrial area. The site is accessed via Catfoss Lane, just off the A165, providing direct links to Hull, Bridlington, and the wider Yorkshire region.

The surrounding area is predominantly industrial, with a mix of logistics, manufacturing, and storage operations, making it ideal for a range of commercial uses including vehicle storage, plant and machinery, container storage, or construction materials.

## DESCRIPTION

Plot 1 at Medforth House, Catfoss offers 3.2 acres of fully concreted surfacing with the potential to be secured with palisade fencing. This Class 1 Industrial Outdoor Storage site is regularly shaped and offers the scale suitable to a number of industrial users.

## ACCOMMODATION

Open storage plot with well-appointed office accommodation to suit.

Name	Size
Total	<b>3.2 Acres (1.3 Hectares)</b>

## TERMS

Available on a new full repairing and insuring lease.

## RENT

Available upon application.

## VAT

The property is elected for VAT.

## VIEWING

Strictly by appointment with agents.

## CONTACT

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