

**FOR SALE / LET**

**MEDFORTH  
HOUSE, CATFOSS  
INDUSTRIAL  
ESTATE,  
BRANDESBURTON,  
BRANDESBURTON  
YO25 8ES**

**17.5 Acres**

- 17.5 Acre Site with Concrete & Hardcore Surface
- 16,361 sq. ft. of Warehouse Space
- Open Plan Office & Fully Serviced Yard
- 30 Minutes from Port of Hull

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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 site can reach the Port of Hull in 30 minutes, offering a highly suitable site of scale that is conveniently accessed.

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

Medforth House, Catfoss presents a rare opportunity to acquire a low site cover industrial site with well appointed warehouse and office accommodation on a significant 17.5 acre landholding.

The site comprises a mixture of concrete, tarmac and hardcore surfacing, with an ideal amount of industrial warehouse and office space allowing for versatility and flexibility to a number of different users. Each warehouse is highly suited as a workshop or lock up storage. The double storey office block features an abundance of parking spaces and an EV charging station. Internally, the space is open plan with separate meeting rooms for staff.

## ACCOMMODATION

Name	Size
Warehouse 1	11,511 sq ft (1,069.37 sq m)
Warehouse 2	4,850 sq ft (450.56 sq m)
Stores	1,434 sq ft (133.22 sq m)
Office - Ground Floor	3,282 sq ft (304.9 sq m)
Offices - First Floor (unrefurbished)	3,282 sq ft (304.9 sq m)

**Total Site Area** 17.5 Acres

## TERMS

The property is available on a freehold or leasehold basis.

## RENT/PRICE

Price on Application

## RATEABLE VALUE

The site will require reassessing for rating purposes.

## EPC

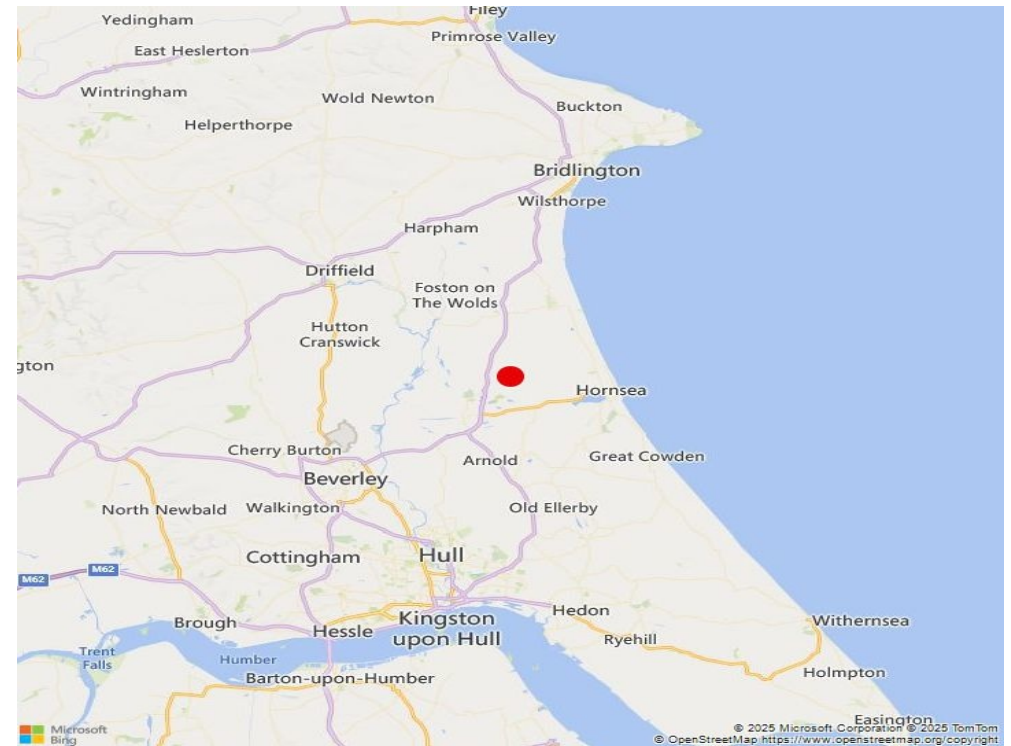
A copy of the Certificate and Recommendation Report is available on request.

## VAT

We are advised that the property is registered for VAT and therefore all payment made to the landlord will be subject to VAT.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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# Carter Jonas



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