

linkagency



Jackson Street, Goole, East Yorkshire, DN14 6DG

POA



2a Jackson Street

DN14 6DG, Goole

- walls & ceilings will be plastered, toilet facilities will be installed
- Prominent position
- Newly build ground floor unit
- Adaptable space suited to a variety of uses
- Town centre location

Set within Goole's newest high quality development, this unit presents an exceptional opportunity for businesses seeking a prime location. Spanning 1169sqft (109sqm), this property will be handed over to prospective tenants skimmed and plastered, allowing you to tailor the space to meet your specific needs and vision, whether you are looking to expand or start-up. The space would suit a variety of business types. Boothferry Road is home to a number of nationwide brands such as Tesco, Morrisons, Halifax and EE. The development is 2 miles from Junction 36 of the M62 and a short walk to Goole train station.

Situated on a main thoroughfare, businesses will benefit from high visibility and foot traffic. The area has seen significant investment recently. This is a fantastic chance to establish your business in a community that is poised for long term success.

Entrance via a single uPVC door with step up, the floor area is split into three sections, with potential to divide further, ideal for a business looking for multiple working spaces. WC to rear of unit.

On-street parking is available nearby. The building is electric only, no gas supply.

Rateable value TBC. Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

EPC rating C. The property is elected for VAT, VAT will be payable in addition to the advertised rent.

Lease terms to be negotiated. A non-refundable reservation fee is payable on application.

Location and EPC Graph



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s C.

Net zero CO2

61 C

Properties get a rating from
and a score.

The better the rating and s
property's carbon emission



Extra Info

Rateable value TBC

To arrange a viewing or for additional information please contact our office on 01405 768401 or email: jake@linkagency.co.uk



Floorplan

Approximate Gross Internal Floor Area = 108.6 sq m / 1169 sq ft

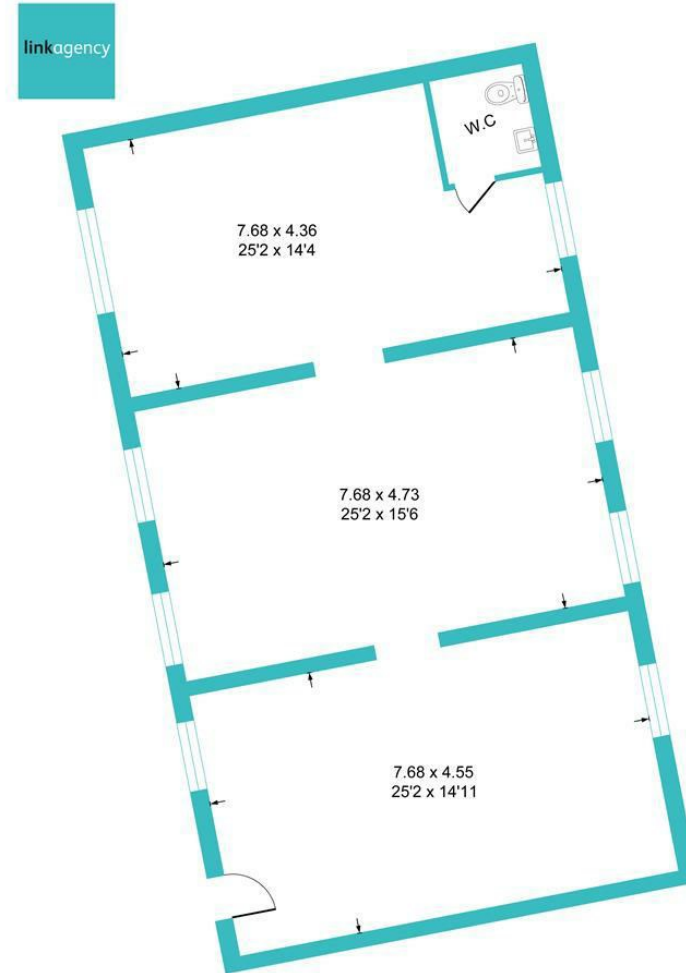


Illustration for identification purposes only, measurements are approximate, not to scale.