

# To Let Warehouse 4 Poplars Farm Thorne Road East Cowick Goole DN14 8SY



## Distribution warehouse with substantial yard

- Approx 1,320 sq m (14,200 sq ft) GIA
- Flexible storage accommodation with extensive yard area
- Close to motorway junctions with the M18 and M62



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## DESCRIPTION

The property comprises a large warehouse/distribution facility with height to eaves of 10m approx. and access afforded by 2 no electric roller shutter doors to the unit frontage.

The buildings are of frame construction with half height concrete block walls with cladding panel finish to eaves level under a pitched and clad roof. An extensive yard with concrete finish allows for easy commercial vehicle delivery movements.

Staff facilities are situated in a gatehouse building and shared with other site users.

## ACCOMMODATION (GIA)

Description	Sq. ft
Warehouse/Logistics/ Distribution	14,200
External Communal Yard	

## LOCATION

The property has an excellent location for motorway logistics purposes with frontage to the A614 approximately 3 miles to the north of Junction 6 of the M18 and within 4 miles of Junction 36 of the M62 to the east and 8 miles of Junction 34 of the M62 to the west.

The premises form part of a cluster of warehouse/storage units with newly built access drive providing easy entry/egress to HGV traffic.

The M18 and M62 opens up the rest of the regions extensive motorway network including the A1(M), M1 and M180 linking the major markets of the north/midlands and the Humberside ports.

## EPC

The building is exempt from the requirement for an EPC.

## SERVICES

A three phase electricity supply is connected to the premises.

## TERMS

The premises are available on a new lease for a term of years to be agreed.

## RENT

The quoting rent is £55,000 per annum.

## LEGAL COSTS

Each party will be responsible for their own costs incurred in any transaction.

## ANTI MONEY LAUNDERING

Purchasers will be required to provide the usual necessary information for AML purposes.

## FURTHER INFORMATION

Viewing is strictly by appointment. For further information and to arrange a viewing please contact :

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## SUBJECT TO CONTRACT



Warehouse 4 Poplars Farm Thorne Road East Cowick  
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