

**TO LET**

Modern Detached Warehouse Premises  
48,046 sq ft (4,464 sq m)



- Superb access to Junction 36 of the M62 Motorway and Port of Goole
- Eaves height of 8.17 metres
- Large secure yard and loading area
- Loading via 3 ground & 3 dock level doors
- Fully secure and gated site
- Racked with 2,200 pallet positions

**Britannia  
Road**

**Goole, DN14 6ET**

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## ACCOMMODATION

Accommodation	Sq m	Sq ft
Warehouse	3,779.90	40,687
Ground Floor Offices	230.65	2,483
First Floor Offices	330.93	3,562
Second Floor Offices	122.08	1,314
<b>Total</b>	<b>4,463.56</b>	<b>48,046</b>
Mezzanines	1,772.68	19,080



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## EPC

A copy of the EPC is available upon request.

## TERMS

The property is available by way of a sub-lease or assignment of the existing lease.

Further information and rent on application.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in connection with any transaction.



# Britannia Road

## Goole, DN14 6ET

### LOCATION

The property is strategically located within ½ mile of the Port of Goole and circa 1.5 miles from Junction 36 of the M62 Motorway.

The building is also ideally situated to access all of the East Coast ports such as Immingham, Grimsby and Hull.

The premises are accessed off Britannia Road, which leads directly to Junction 36 of the M62 Motorway via Andersen Road (A161).



### CONTACT DETAILS

For further information or to arrange a site inspection contact the agents:

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