

TO LET (MAY SELL)

Due to Company Expansion

**MODERN WAREHOUSE / INDUSTRIAL UNIT
WITH ATTRACTIVE OFFICES / SHOWROOM**



BRITANNIA WAY, GOOLE, DN14 6ES

- **48,046 sq ft (4,463.56 sq m)**
- **Large secure yard & parking**
- **8m eaves height**
- **Dock & Level Access Loading**

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LOCATION

Excellent access just off Junction 36 of the M62 Motorway, via the newly constructed Link Road. The port of Goole is in close proximity.

DESCRIPTION

A detached single storey, steel portal framed warehouse unit, across two bays and incorporating two storey offices. The unit offers an internal eaves height of 8m and dock and level access loading into a large secure yard.

RATEABLE VALUE

The rating assessment for this property will need to be established following a split of the main assessment.

TERMS

The premises are available on a new Full Repairing Lease at a competitive quoting rental. Alternatively, our clients may consider a sale of the premises. Further information is available upon request.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse	3,779.90	40,687
Ground, First & Mezz office	683.66	7,359
(Mezzanine)	(1,772.68)	(19,080)
TOTAL (exc mezz)	4,463.56	48,046

Property will be offered without mezzanines unless specifically requested via separate negotiation.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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Please visit the website for further information. www.holderandco.com

Subject to Contract