

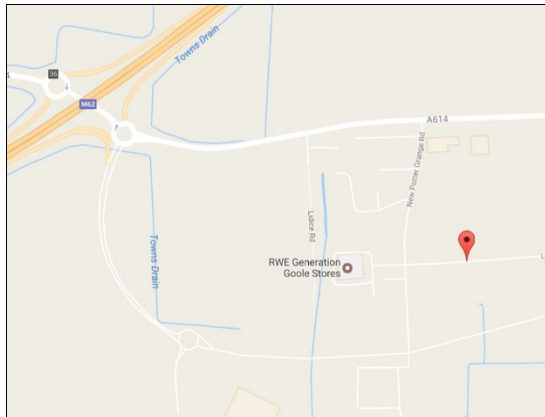
**TO LET**  
**MODERN WAREHOUSE / INDUSTRIAL UNIT**



**Unit 4, White Rose Park, Larsen  
Road, Goole, DN14 6XF**

- 11,252 sq ft (1,045.39 sq m)
- 6m eaves height
- Well located close to J.36 M62





## LOCATION

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

## DESCRIPTION

The property comprises a detached single storey, steel portal framed warehouse / industrial unit. Externally there is a large secure shared yard.

## RATEABLE VALUE

Warehouse & Premises – £38,000

## TERMS

The premises are available on a new Full Repairing Lease at a rental of £4.50 per sq.ft. per annum exclusive for a term of years to be agreed.

## ACCOMMODATION

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

Description	Sq m	Sq ft
Warehouse:	944.67	10,168
Ground Floor Offices:	68.85	741
Mezzanine:	31.87	343
<b>Total:</b>	<b>1,045.39</b>	<b>11,252</b>

## LEGAL COSTS

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

## CONTACT

The sole agents Holder & Co. on

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Subject to Contract