



To Let

49,037 Sq Ft
Leasehold

Unit 8
New Potter Grange Road
M62 Trading Estate
Goole
East Riding Of Yorkshire DN14 6BZ

- Cold Store
- Fully Racked
- 9.2m Eaves Height
- 4 Dock Level Loading Doors

Agency | Consultancy | Development | Investment | Valuation

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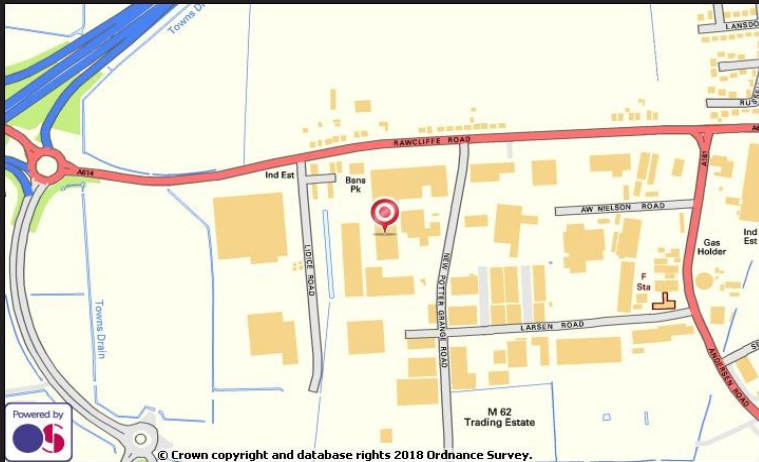
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Location

The property is situated within the M62 Trading Estate, Goole, between New Potter Grange Road and Lidice Road, both accessed from Rawcliffe Road to the north. Junction 36 of the M62 motorway is located 500 meters to the west providing access to the national motorway network.

The inland port of Goole, situated on the river Ouse is located 1 mile to the east and the port of Hull is located approximately 24 miles to the east.



Description

The property is of steel portal frame construction underneath a pitched asbestos roof with metal profile elevations. Access to the building is provided via a sealed ambient loading area with X4 dock level loading bays.

Two further ancillary adjoining units are included with the main unit, housing plant and back-up batteries.

The unit is presently fully operational at approximately -20 degrees Celsius.

Internally, the property is fully racked with a solid concrete floor and high level sodium lighting.

Accommodation

Cold Store - 38,029 sq ft (3,533 sq m)
Loading bays - 5,936 sq ft (551.5 sq m)
Ancillary - 5,072 sq ft (471.1 sq m)
Total - 49,037 sq ft (4,555.6 sq m)

Cold Store eaves height - 9.2m to underside of insulation.
Ancillary eaves height - 4.0m minimum.

Use

B8 - Storage or distribution

Business Rates

Interested parties are advised to make their own enquiries via the local rating authority.

Tenure/Terms

The property is available by way of a new Fully Repairing & Insuring (FRI) lease on terms to be agreed.

EPC

The EPC rating for this property is C (73).

VAT

All prices quoted are exclusive of VAT which may be in addition to the rent.

Legal Costs

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

Further Information and Viewing Arrangements

Via the sole agents;

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DOVE HAIGH PHILLIPS

