

Unit 3 Fusion Business Park  
Goole, DN14 6XL

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**TO LET**

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Modern Industrial Unit

Provides 106.9 sq m (1,151 sq ft)

Close to junction 36 M62

Established trade location

Tenants may be entitled to  
Small Business Rates Relief,  
subject to status

Onsite car parking

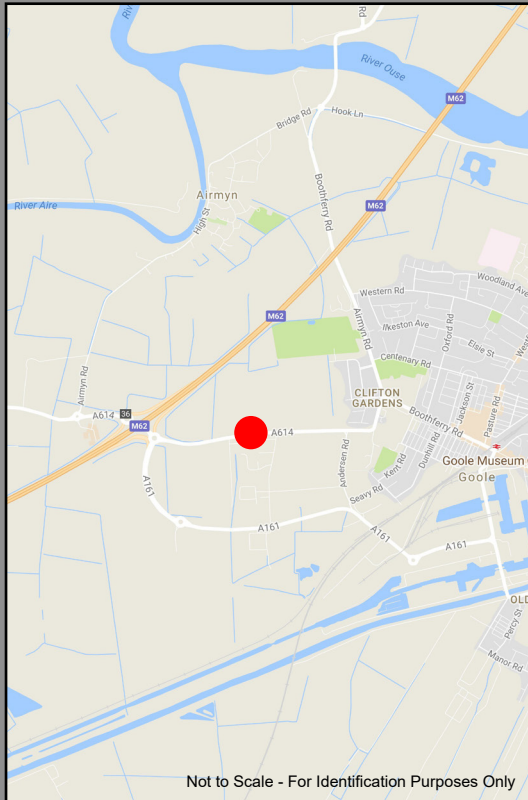
**Guide Rent £10,000 p.a.**

**Scotts**  
01482 325634



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## LOCATION

Fusion Business Park is located less than half a mile from Junction 36 of the M62 in Goole, East Yorkshire. Accessed off Rawcliffe Road (A614) and Lidice Road the units are easily accessible from Goole and the wider area.

Goole is located approximately 30 miles west of Hull, 20 miles north-east of Doncaster and 35 miles east of Leeds. The M62 and nearby M18 provide excellent motorway access across Yorkshire and nationally. The immediate area is predominantly commercial, home to various industrial users, trade counters and retail. B&Q and Lidl are located nearby on Rawcliffe Road.

## DESCRIPTION

The property is a modern high spec detached industrial unit on an established modern business park. Providing excellent accommodation, the property is constructed of a steel portal frame providing a ground floor industrial unit/workshop and mezzanine.

Electric roller shutter doors provide access into the property. Car parking is provided onsite.

## ACCOMMODATION

Ground Floor	71.3 sq m	(767 sq ft)
Mezzanine	36.6 sq m	(383 sq ft)
<b>Total</b>	<b>106.9 sq m</b>	<b>(1,151 sq ft)</b>

## SERVICE CHARGE

A service charge will apply covering maintenance of the common areas. Enquire for further details.

## DISPOSAL TERMS

Guide rent £10,000 per annum exclusive. Terms by negotiation.

## RATEABLE VALUE

The ground floor element is described as 'Warehouse & Premises' with a Rateable Value of £4,550. The billing authority is East Riding of Yorkshire ref: AIR064076003N. Occupiers may benefit from 100% small business rates relief, subject to tenant status.

## ENERGY PERFORMANCE RATING: D

## LEGAL COSTS:

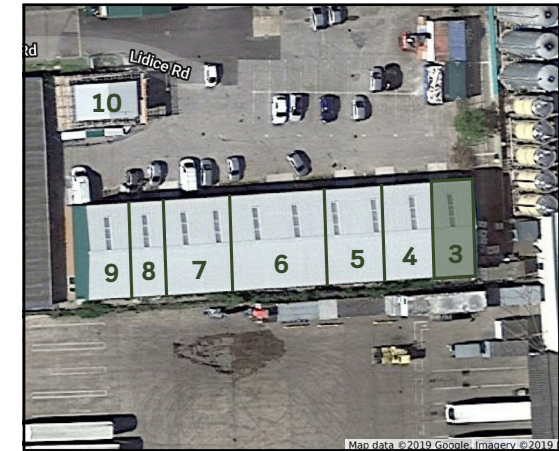
Each party will be responsible for their own legal costs incurred, together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish [nick@scotts-property.co.uk](mailto:nick@scotts-property.co.uk) 07739 590 596

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