

Unit 4 Fusion Business Park
Goole, DN14 6XL

TO LET

Modern mid-terrace industrial unit

Provides 103.0 sq m (1,108 sq ft)

Excellent access to the M62 via
Junction 36

Established trade location close to
the Goole '36' Enterprise Zone

Tenants may be eligible for Small
Business Rates Relief
(subject to status)

Onsite car parking

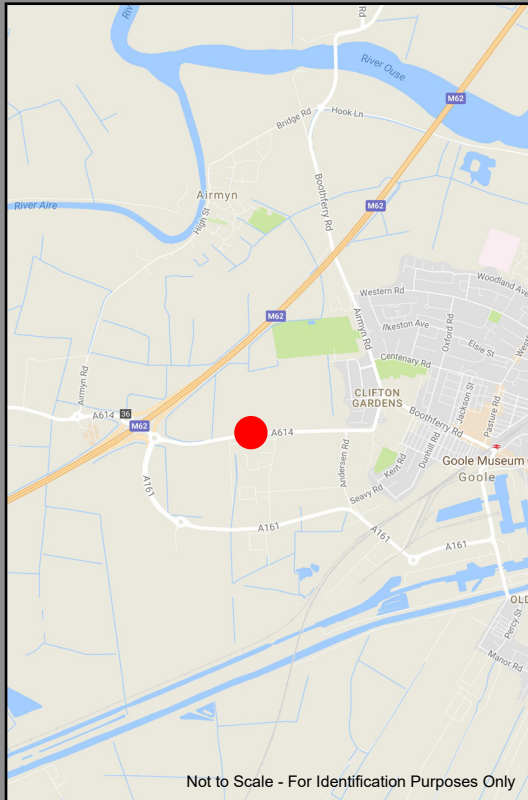
Guide Rent £10,000 p.a.
(£833.34 per calendar month)

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. Goole is an expanding town with a population of approximately 20,000 persons, located 29 miles west of Hull and 35 miles east of Leeds, which can be reached in less than 45 minutes via the M62. The motorway network provides easy access to Yorkshire and the wider country making the location ideal for contractors requiring an accessible base or small scale distributors requiring excellent access for clients or couriers.

The subject property is close to the Goole '36' Enterprise Zone which is home to a new 232,150 sq. ft. distribution warehouse let to Croda Europe Ltd, with a brand new Siemens Mobility train manufacturing plant set to become operational in 2023. Capitol Park, anchored by a major Tesco Distribution Centre is also located nearby. A B&Q Warehouse and Lidl supermarket are also located nearby on Rawcliffe Road, alongside a new 800 home Beal Homes Greenways development.

DESCRIPTION

The property is a high specification terraced industrial unit on an established modern business park. The accommodation is presented to a high standard, constructed of a steel portal frame, benefitting from high quality concrete floors, fitted kitchen facilities and an extensive mezzanine allowing for additional storage, manufacturing or office accommodation. The unit benefits from an electric roller shutter door extending to a width of 3.0m and a height of 4.0m

The minimum eaves height is an excellent 6.2m allowing for vertical storage.

ACCOMMODATION

Ground Floor	71.3 sq m	(767 sq ft)
Mezzanine	31.7 sq m	(341 sq ft)
Total	103.0 sq m	(1,108 sq ft)

DISPOSAL TERMS

The property is offered to the market at a guide rent of £10,000 per annum exclusive (£833.34 per calendar month). Terms by negotiation.

SERVICE CHARGE

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

RATEABLE VALUE

The ground floor element is described as 'Warehouse and Premises' with a Rateable Value of £4,550. The billing authority is East Riding of Yorkshire ref: AIR064076004N. Occupiers may benefit from 100% small business rates relief, subject to tenant status.

ENERGY PERFORMANCE RATING: C

LEGAL COSTS

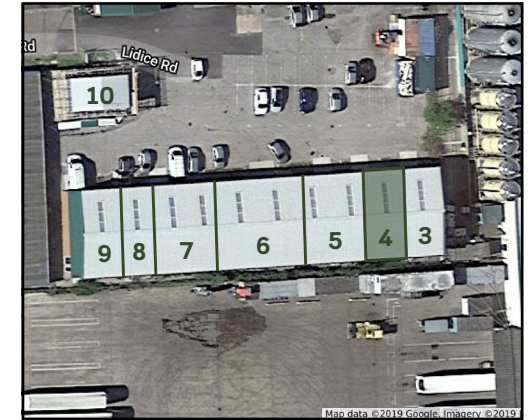
Each party will be responsible for their own legal costs incurred, together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596

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