

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

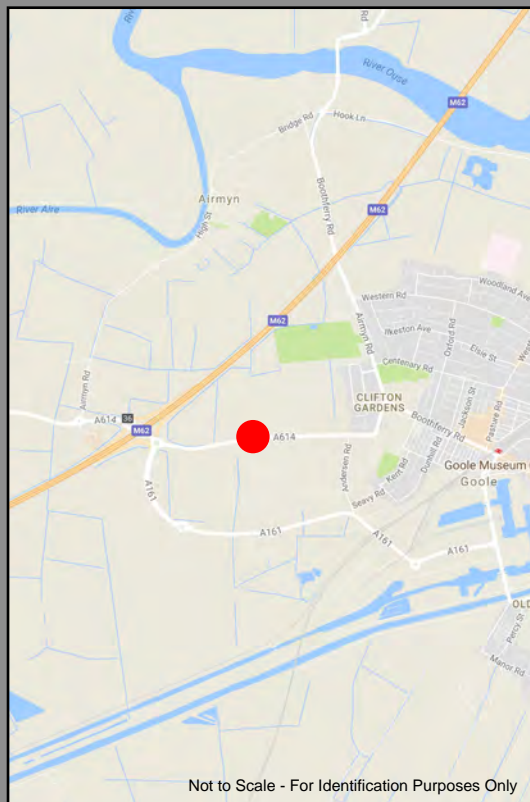
Guide Rent £11,000 p.a.

Scotts
01482 325634



Unit 4 Fusion Business Park Goole, DN14 6XL

TO LET



Scotts
01482 325634
www.scotts-property.co.uk

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 £11,000 per annum exclusive. 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 £5,200 (2023 Rating List). 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

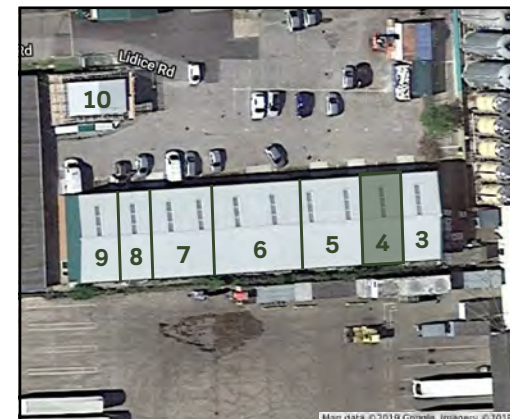
Each party will be responsible for their own legal costs incurred, together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7009**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.



NOT TO SCALE - For Identification Purposes Only