

Unit 8 Fusion Business Park Goole, DN14 6XL  
Modern, High Specification Industrial Units

TO LET



**Scotts**  
01482 325634

Close to junction 36 M62 / 101.3 sq m (1,090 sq ft) / Established trade location

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

Guide Rent: £9,250 per annum exclusive



## 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 terrace hybrid 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 office at first floor level.

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

## ACCOMMODATION

Unit 8	71.3 sq m	(767 sq ft)
Mezzanine	30.0 sq m	(323 sq ft)
<b>Total Accommodation</b>	<b>101.3 sq m</b>	<b>(1,090 sq ft)</b>

## SERVICE CHARGE

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

## DISPOSAL TERMS

The unit is available To Let subject to a new 3 year lease with a phased rent starting at £9,250 p.a. in year 1, £10,250 p.a. in year 2 and £11,250 p.a. in year 3.

## RATEABLE VALUE

The property is described as "Warehouse & Premises" with a Rateable Value of £5,200 (2023 Rating List). Tenants may be eligible for Small Business Rate Relief

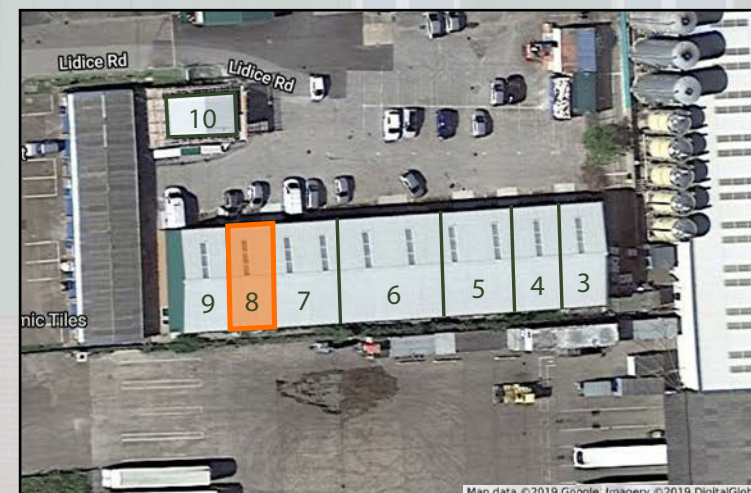
**ENERGY PERFORMANCE RATING:** C

## LEGAL COSTS

The in-going tenant will be responsible for the landlords legal costs together with their own in connection with the preparation and agreement of the lease documentation.

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302



NOT TO SCALE - For Identification Purposes Only

**Scotts**  
01482 325634  
[www.scotts-property.co.uk](http://www.scotts-property.co.uk)

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU   **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL   **Grimsby** 12 Town Hall Street, DN31 1HN   **CS.6781**

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