

**Unit 9 Fusion Business Park Goole, DN14 6XL**  
**Modern, High Specification Industrial Units**

**TO LET**



**Scotts**  
01482 325634

Close to junction 36 M62 / 94.2 sq m (1,014 sq ft) / Established trade location

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

**Guide Rent £11,000 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 9	71 sq m	(767 sq ft)
Mezzanine	23.2 sq m	(250 sq ft)
<b>Total Accommodation</b>	<b>94.2 sq m</b>	<b>(1,014 sq ft)</b>

SERVICE CHARGE

A service charge will apply covering maintenance of the common areas. The service charge is £807.94 (plus VAT) per annum for the period 01.01.25 – 31.12.25.

DISPOSAL TERMS

Units are available To Let on a new lease to be negotiated. Guide Rent £11,000 per annum exclusive.

RATEABLE VALUE

The property is described as “Warehouse & Premises” with a Rateable Value of £10,750. (2026 Rating List) Tenants may be eligible for 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.

VAT

VAT is applicable.

FURTHER INFORMATION AND TO VIEW

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



NOT TO SCALE - For Identification Purposes Only

Scotts

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