

The Amy Johnson Building
Fusion Business Park, Goole, DN14 6XL

TO LET

New accommodation ranging
from 128 sq ft to 256 sq ft

Situated on a Business Park
close to junction 36 M62

Suitable for light storage use

Flexible terms offered

Incentives may be available

Rents from £1,300 p.a.exc.
(£25 per week)

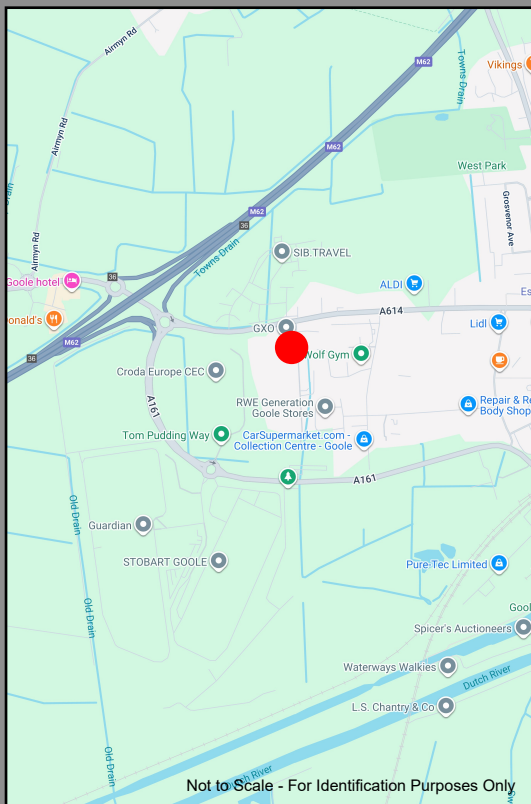


Scotts
01482 325634



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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 accommodation comprises a two storey structure of steel frame that has been over clad with metal sheeting. The first floor offers weather proof storage space that has been internally divided into the pods below. Each pod has been newly decorated with LED lighting, and UPVc double glazed windows. Occupiers may use the central car parking bays in common with the other tenants.

ACCOMMODATION

Storage Pod G	23.78 sq m	(256 sq ft)	£2,600 p.a. (£50 pw)
Storage Pod H	11.89 sq m	(128 sq ft)	£1,300 p.a. (£25 pw)
Storage Pod I	11.89 sq m	(128 sq ft)	£1,300 p.a. (£25 pw)
Storage Pod J	11.89 sq m	(128 sq ft)	£1,300 p.a. (£25 pw)
Storage Pod K	14.86 sq m	(160 sq ft)	£1,560 p.a. (£30 pw)

DISPOSAL TERMS

The accommodation is available under new flexible terms inclusive of repairs, service charge and building insurance. Each storage pod has a separate prepayment electricity meter.

VAT

VAT is payable in addition to the rents above.

RATEABLE VALUE

The property will require a new business rates assessment. Eligibility for business rates relief (subject to occupier status) is anticipated under the Small Business Rates Relief Scheme. Enquiries should be made directly to the Local Authority.

LEGAL COSTS

There is an administration fee of £100 plus VAT payable by the ingoing tenant.

ENERGY PERFORMANCE RATING: B (27) valid until 9 May 2036

FURTHER INFORMATION AND TO VIEW

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

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