



**TO LET
MAY SELL**

**Premises Knedlington Road,
Howden, DN14 7ER**

- Available To Let
- Logistics/warehouse premises
- Extending to 6,805 sq m (73,248 sq ft) including offices of 54.8 sq m (589 sq ft)
- Located in close proximity to the M62 and wider motorway network

The property is located on the Knedlington Road Industrial Estate, approximately 1 mile west of Howden. Howden has a population of 5,277 (Census 2021) with 1,900 new homes expected to be built in the near future. Other notable occupiers in the area include DPD, DHL, FedEx and Yara.

Road communication links to the site are excellent with Junction 37 of the M62 motorway being approximately 2 miles from the site, providing direct access to the national motorway network. Howden Port is 1.8 miles from the site.

Accommodation

Unit 1	3,180 sq m	(34,240 sq ft)
Unit 2	1,265 sq m	(13,624 sq ft)
Unit 3	2,303 sq m	(24,795 sq ft)
Detached Office	54.8 sq m	(589 sq ft)
Total	6,805 sq m	(73,248 sq ft)
Eaves Height	4.14m (13'6") - 5.2m (17')	

Rent / Price

The property is offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £220,000 per annum or For Sale at a guide price of £1.9m.

Services

The property is served by mains electricity and water only.

Rateable Value

The property is described as 'Warehouse & Premises' at with a Rateable Value of £167,000 (2026 Rating List).

Energy Performance Rating

Awaiting Confirmation

Legal Costs

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

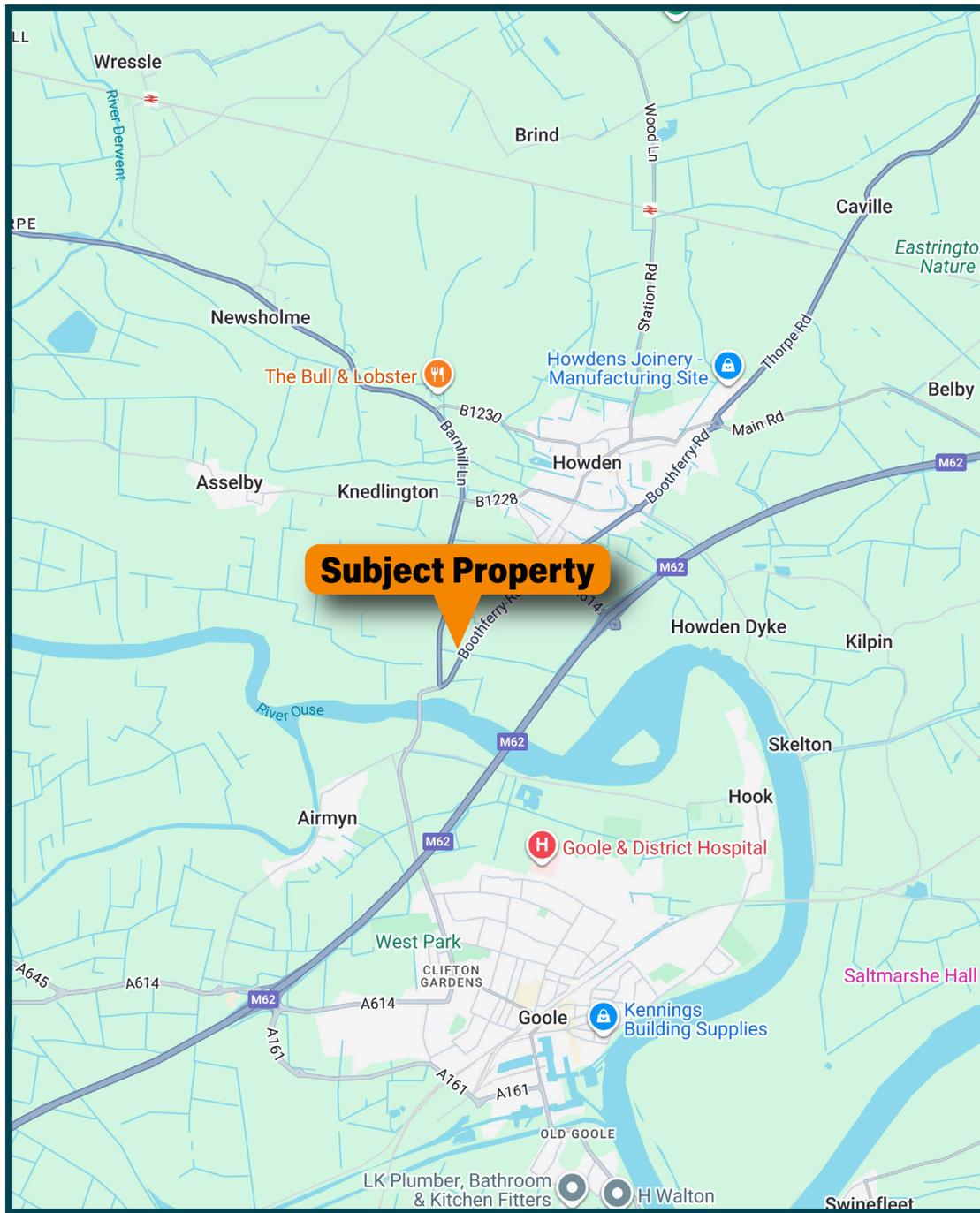


Eddisons
01522 544515

Scotts
01482 325634
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

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From Howden to:

Location	Distance	Drive Time
J37 M62	2 miles	5 mins
M18	9 miles	11 mins
M180	15 miles	16 mins
Doncaster	23 miles	30 mins
Port of Hull	27 miles	34 mins
Hull	28 miles	40 mins
Leeds	38 miles	44 mins
Sheffield	45 miles	52 mins

Howdens has:

A population of c.5,000

Started construction on £45 million pound Howden Relief Road

1,900 new homes under construction

A new school, supermarket and medical centre

Further Information And To View

Tim Powell tim@scotts-property.co.uk 07801 515165

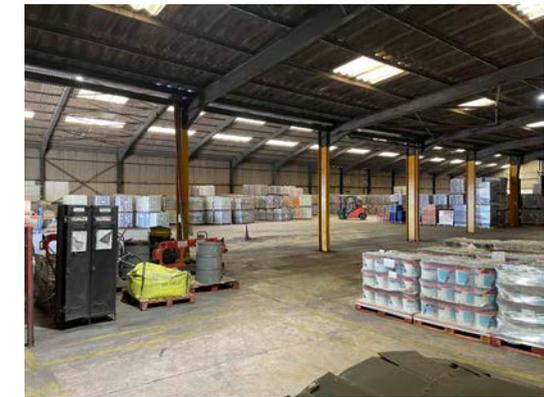
William Wall will.wall@eddisons.com 07717 546269

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01522 544515

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