

Link 36, Junction 36,  
M62, Goole, DN14 0AA

## FOR SALE / TO LET

The development will comprise of  
new commercial hybrid units of  
c.185.8 sq m (2,000 sq ft)

Situated immediately adjacent to the  
M62 at the Junction 36

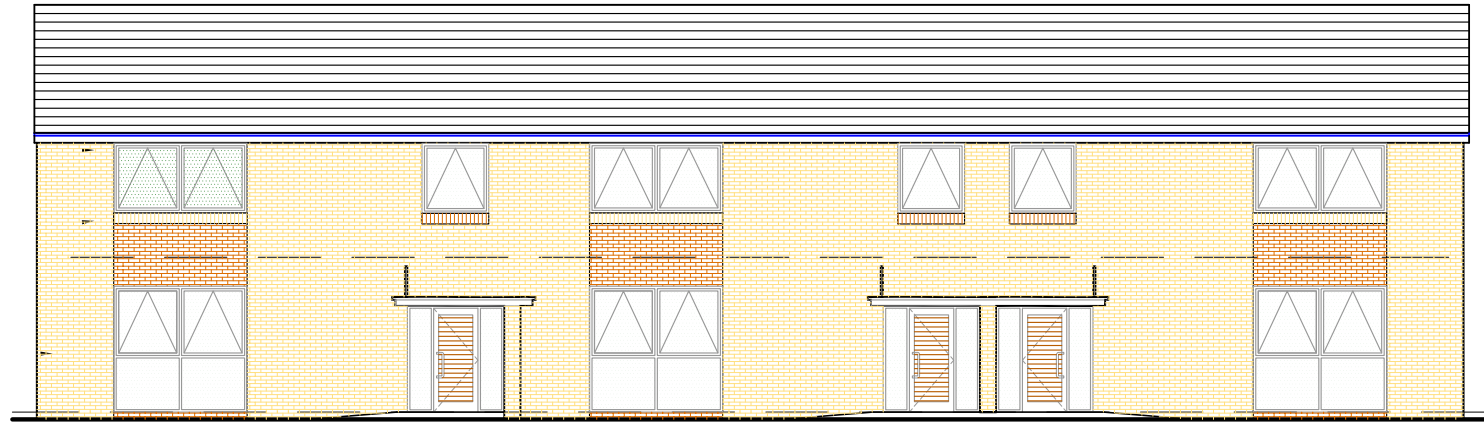
Adjacent occupiers include  
Peugeot car dealership,  
McDonalds and Brewers Fayre

Strategically located with access to  
the east coast ports of Hull & Goole

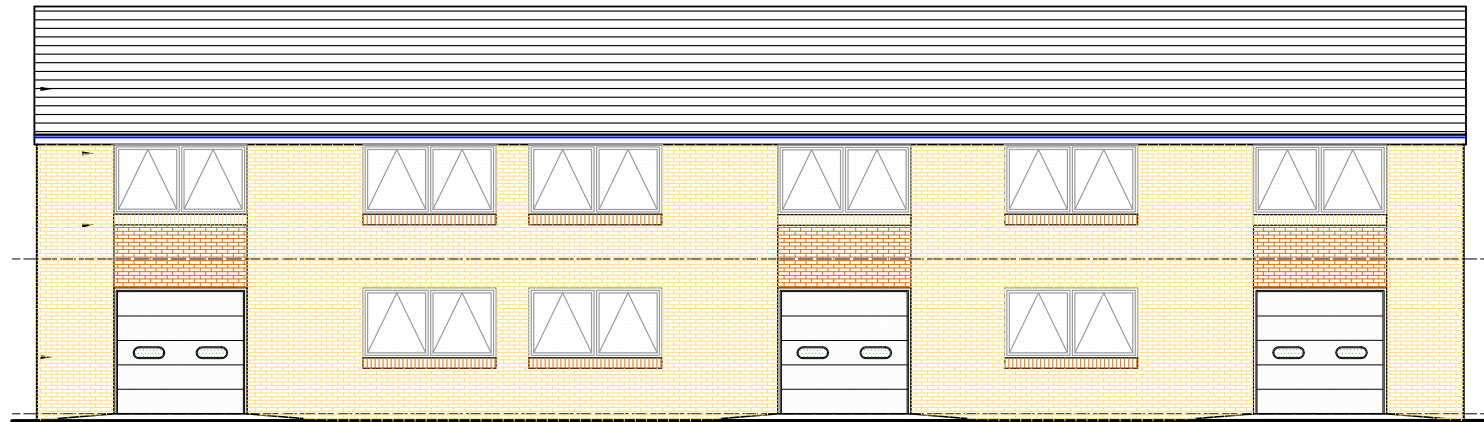
Easy access to national motorway  
network, Leeds and beyond

Contact Tim Powell

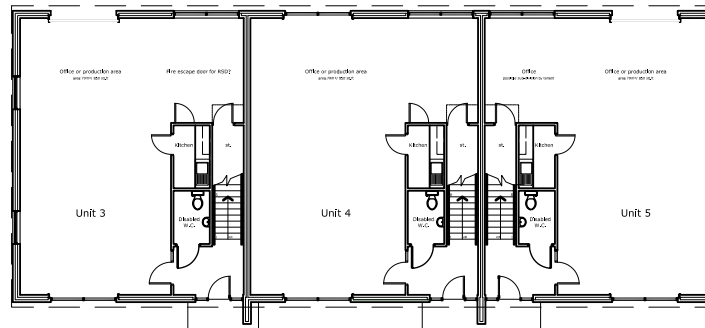
**Scotts**  
01482 325634



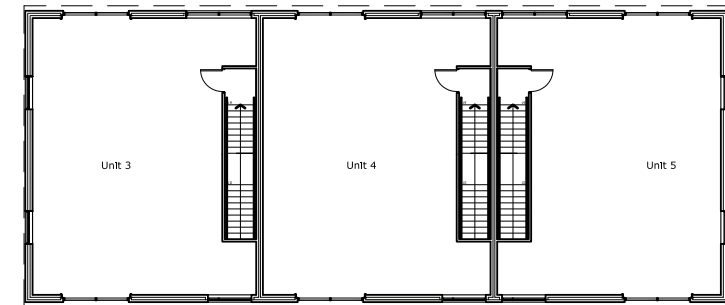
Front Elevation



Rear Elevation



Ground Floor

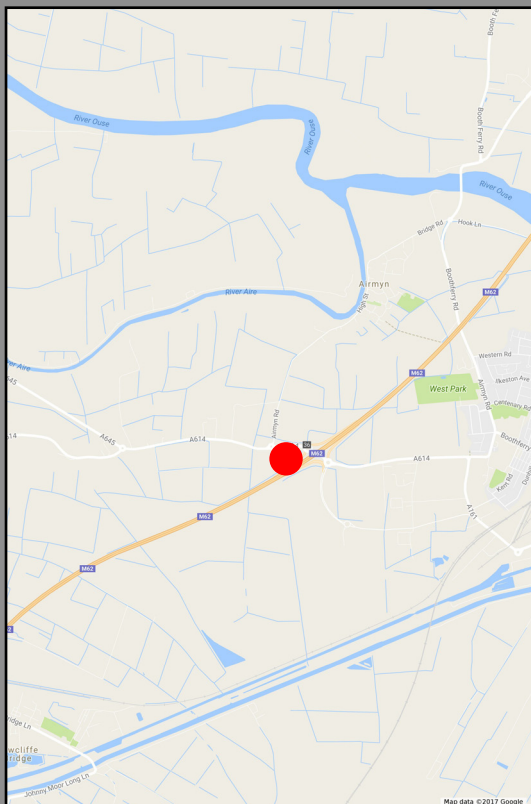


First Floor

Not to Scale - For Identification Purposes Only

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TO LET (MAY SELL)



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01482 325634  
www.scotts-property.co.uk

## LOCATION

The site is located on the north side of the M62 motorway at Junction 36, approximately 28 miles east of Leeds and 24 miles west of Hull. The M62/M18 intersection is approximately 3 miles to the west. There are immediate facilities adjacent to the site with a successful McDonalds Restaurant, Petrol Filling Station, Car Showrooms and a Whitbread Brewers Fayre and Restaurant.

## DESCRIPTION

The development site is easily accessible off the M62 motorway with initial infrastructure to the site completed. The site would be suitable for a variety of uses subject to the usual planning consents.

## ACCOMMODATION/PLANNED DEVELOPMENT

Planning permission is currently being sought for 5 individual two storey units of c.185.8 sq m (2,000 sq ft). It is envisaged that the ground floors will be used for storage/workshop with the first floor fitted out for office use. 3 of the units which will benefit from rear roller shutter door access. The final specification is to be determined.

## TERMS

The units are available either For Sale or To Let. Please contact sole agents Scotts for further details.

**ENERGY PERFORMANCE RATING:** Not Applicable

## LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

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