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TO LET

RAWCLIFFE ROAD INDUSTRIAL ESTATE

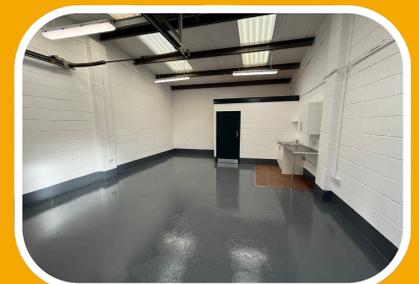
LIDICE ROAD | GOOLE | DN14 6XL

INDUSTRIAL UNITS

495 - 1,496 SQ FT

KEY FEATURES

- Well-established Location
- On-Site Parking
- Good Transport Links
- Secure Site
- Shared Service Yard
- Nearby Amenities



CONTACT US:

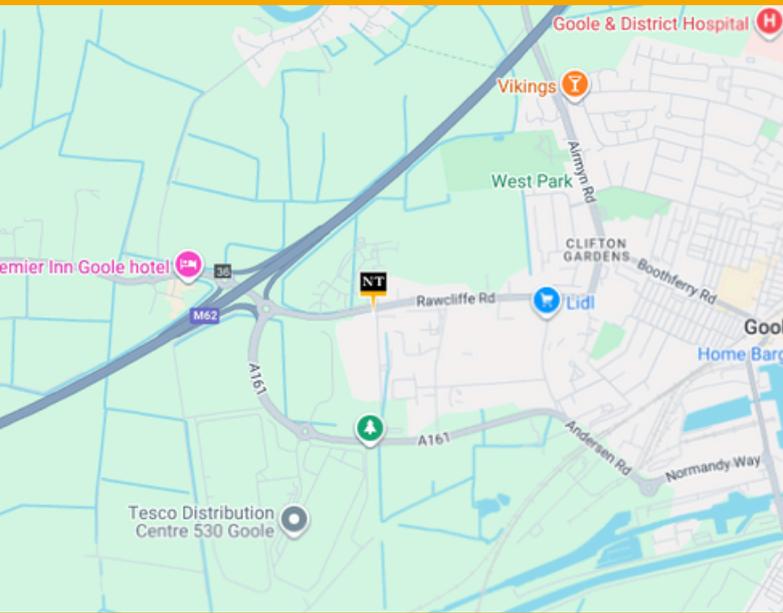
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RAWCLIFFE ROAD INDUSTRIAL ESTATE

LIDICE ROAD | GOOLE | DN14 6XL



LOCATION

Rawcliffe Road Industrial Estate is located in Goole, East Yorkshire, a town strategically positioned on the national motorway network with direct access to Junction 36 of the M62. The estate is situated on Lidice Road, approximately 500 metres from the motorway junction, offering excellent connectivity for regional and national distribution.

The estate also benefits from proximity to the Port of Goole, which provides regular freight services to major North Sea ports and beyond. Goole is served by the Hull to London Kings Cross rail line, connecting directly to the East Coast Main Line, further enhancing transport links for goods and commuters.

The surrounding area is a well-established industrial location, with local services, shops, and amenities available within close reach.

MODERN INDUSTRIAL UNITS 495 - 1,496 SQ FT

DESCRIPTION

Rawcliffe Road Industrial Estate comprises a total of 14 industrial units, designed to provide flexible, practical accommodation suitable for light industrial, storage, workshop, and trade counter uses.

The buildings are of steel portal frame construction with brick elevations under insulated profiled steel sheet roofs, incorporating translucent rooflights to maximise natural light.

The estate combines robust construction with functional site layout, providing a secure and convenient environment for businesses.

KEY FEATURES

- Sectional loading doors
- Separate pedestrian entrances
- On-site car parking provision
- Mains services including three phase electricity
- Excellent access to Junction 36 of the M62
- Located on Lidice Road, approximately 500m from the motorway junction



EPC

A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact one of the letting agents.



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