



TO LET

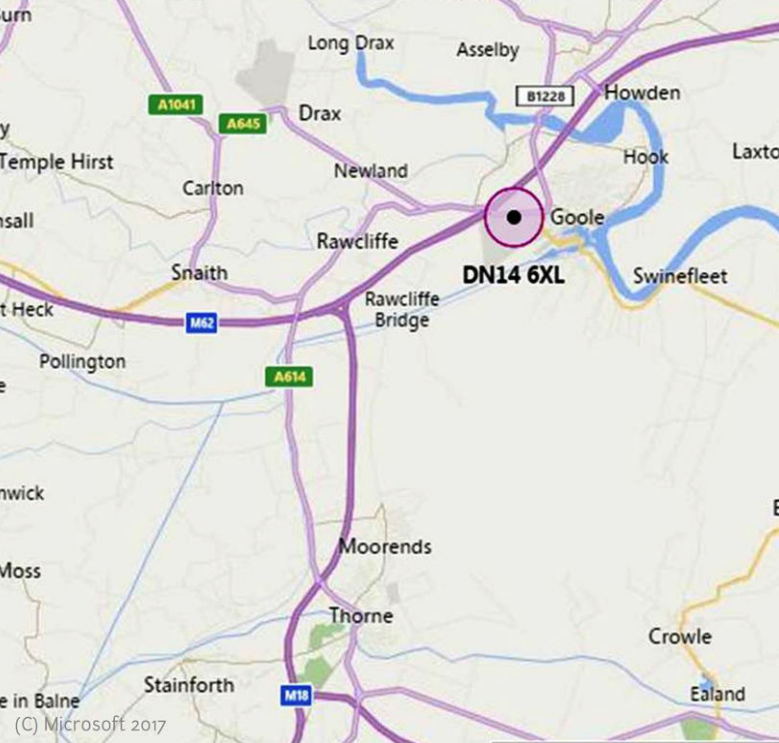
RAWCLIFFE ROAD INDUSTRIAL ESTATE

LIDICE ROAD, RAWCLIFFE ROAD, GOOLE, EAST YORKSHIRE. DN14 6XL



- Prominent location just off J36 of the M62
- Mains services including 3 phase electricity
- Shared service yards with car parking
- Range of Tenancy Agreements available
- Quick completions often possible

WORKSHOP / INDUSTRIAL UNITS
495 to 1,496 sq ft (46 to 139 sq m)



TRAVEL DISTANCE

	Miles	Mins	
A1 via M62	16	16	Car
A1 (M) via M18	25	27	Car
Hull	28	33	Car
Leeds	34	38	Car
M1 via M18	30	29	Car

Source: theAA.com

RAWCLIFFE ROAD INDUSTRIAL ESTATE

LIDICE ROAD, RAWCLIFFE ROAD, GOOLE, EAST YORKSHIRE



DESCRIPTION

14 units set out in 2 semi-detached and 2 terraced blocks around central service yards.

The units are of steel portal frame construction with brick elevations under insulated profiled steel sheet roofs with translucent rooflights. Each unit has a sectional loading door and separate pedestrian access door.

SPECIFICATION

- Clear span portal frame construction
- 3 phase electricity supply/capability
- Sectional loading doors
- Personnel entrance
- Parking

EPC

Current EPC ratings range from B46 to E104

LOCATION

Goole is well located on the national motorway network with direct access to Junction 36 of the M62 and the estate is on Lidice Road, approximately 500m towards Goole from this junction.

The port of Goole has regular freight services to all major North Sea ports on the European mainland and further afield. Also the town is situated on the main Hull to London Kings Cross rail line, which feeds directly into the East coast mainline.

TERMS

- Range of flexible tenancy options
- Rent payable monthly by direct debit
- Tenant internal repairing terms
- First month rent, deposit and admin fee due on completion

VIEWING / FURTHER INFO

Please contact us for current availability and viewings



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