

TO LET

**WAREHOUSE / INDUSTRIAL UNIT WITH TWO-
STOREY OFFICES & SHARED YARD**



HOLDER & CO
Property Consultants



**Unit 4 White Rose Park, Larsen Road,
Goole, DN14 6XF**

- 12,918 sq ft (1,200.11 sq m)**
- Inclusive of 1,830 sq ft loading bay**
- Additional 4,736 sq ft Mezzanine Storage**





LOCATION

The property is located off Larsen Road in the heart of Goole's industrial area. Access to J36 of the M62 is minutes away via New Potter grange and Rawcliffe Road.

DESCRIPTION

A steel portal framed warehouse with two storey offices, additional covered loading and mezzanine floor. Two roller shutter doors provide access to the warehouse with additional parking to the side and a shared yard facility.

TERMS

The premises are available by way of a new lease at a rental of £67,800 pa plus VAT.

LEGAL COSTS

Each party to bear their own legal costs in the transaction

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse	918.35	9,885
Two Storey Offices	111.76	1,203
Loading Bay	170	1,830
TOTAL	1,200.11	12,918
(Plus Mezzanine Loading)	439.99	(4,736)

RATEABLE VALUE

Currently split in to two assessments:

Warehouse - £38,750

Offices - £3,050

NB – This is not the amount payable

CONTACT

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SUBJECT TO CONTRACT