

Unit 2 Fusion Business Park Goole, DN14 6XL

Modern, High Specification Industrial Units

TO LET



Scotts
01482 325634

Close to junction 36 M62 / 147.37 sq m (1,586 sq ft) / Established trade location

Tenants may be entitled to Small Business Rates Relief, subject to status

Guide Rent: £14,500 per annum exclusive

LOCATION

Fusion Business Park is located less than half a mile from Junction 36 of the M62 in Goole, East Yorkshire. Accessed off Rawcliffe Road (A614) and Lidice Road the units are easily accessible from Goole and the wider area.

Goole is located approximately 30 miles west of Hull, 20 miles north-east of Doncaster and 35 miles east of Leeds. The M62 and nearby M18 provide excellent motorway access across Yorkshire and nationally. The immediate area is predominantly commercial, home to various industrial users, trade counters and retail. B&Q and Lidl are located nearby on Rawcliffe Road.

DESCRIPTION

The property is a modern end terrace hybrid industrial unit on an established business park. The unit is of steel portal frame construction beneath a pitched overclad roof. Elevations are a combination of profile metal cladding and blockwork/brickwork infill. The accommodation provides a workshop, offices, staff facilities and a small lobby.

Electric roller shutter doors provide access into the property. dedicated car parking is provided for c.3 vehicles.

ACCOMMODATION

Ground Floor	92.25 sq m	(993 sq ft)
Mezzanine	55.12 sq m	(593 sq ft)
Total Accommodation	147.37 sq m	(1,586 sq ft)

The adjacent lock-up may also be available depending on tenants requirements.

SERVICE CHARGE

A service charge will apply in addition, covering maintenance of the common areas. Enquire for further details.

DISPOSAL TERMS

The unit is available To Let on a new full repairing and insuring lease at a Guide Rent of £14,500 per annum exclusive.

RATEABLE VALUE

The property is described as "Workshop & Premises" with a Rateable Value of £14,000 (2023 Rating List). A tenant may be eligible for Small Business Rate Relief.

ENERGY PERFORMANCE RATING: D (90)

LEGAL COSTS

The in-going tenant will be responsible for all parties reasonable legal fees together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302



NOT TO SCALE - For Identification Purposes Only

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 **CS.6781**

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