

Unit 5 Fusion Business Park
Goole, DN14 6XL

TO LET

Modern mid-terrace industrial unit

Excellent access to the M62
via Junction 36

Established trade location close to
the Goole '36' Enterprise Zone

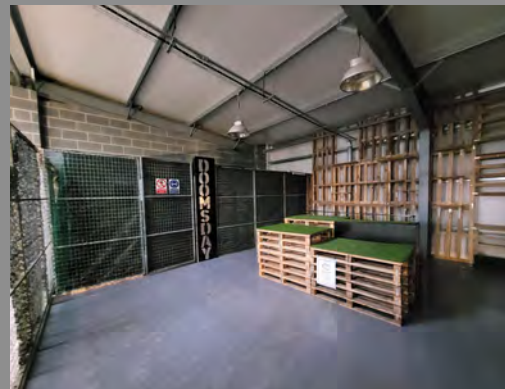
Tenants may be eligible for Small
Business Rates Relief
(subject to status)

Extends to
159.4 sq m (1,716 sq ft) overall

Guide Rent £12,500 p.a.exc.



Scotts
01482 325634



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LOCATION

Fusion Business Park is located less than half a mile from Junction 36 of the M62 in Goole, East Yorkshire. Goole is an expanding town with a population of approximately 20,000 persons, located 29 miles west of Hull and 35 miles east of Leeds, which can be reached in less than 45 minutes via the M62. The motorway network provides easy access to Yorkshire and the wider country making the location ideal for contractors requiring an accessible base or small scale distributors requiring excellent access for clients or couriers.

DESCRIPTION

The property is a high specification terraced industrial unit on an established modern business park. The accommodation is presented to a high standard, constructed of a steel portal frame, benefitting from high quality concrete floors, fitted kitchen facilities and an extensive mezzanine allowing for additional storage, manufacturing or office accommodation. The unit benefits from an electric roller shutter door extending to a width of 3.0m and a height of 4.0m.

The minimum eaves height is an excellent 6.2m allowing for vertical storage.

ACCOMMODATION

Ground Floor	110.9 sq m	(1,194 sq ft)
Mezzanine	48.5 sq m	(522 sq ft)
Total	159.4 sq m	(1,716 sq ft)

DISPOSAL TERMS

The property is available by way of an effective full repairing and insuring lease at a guide rent of £12,500 per annum exclusive.

SERVICE CHARGE

A service charge applies covering maintenance of the common areas. Enquire for further details.

RATEABLE VALUE

The ground floor element is described as 'Warehouse and Premises' with a Rateable Value of £7,000. The billing authority is East Riding of Yorkshire Council. Occupiers may benefit from 100% small business rates relief, subject to tenant status.

ENERGY PERFORMANCE RATING: D

LEGAL COSTS

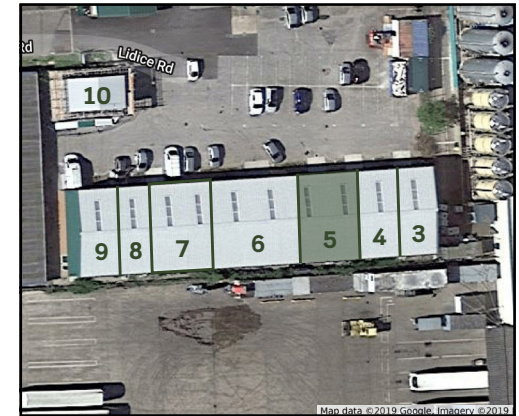
The tenant will be responsible for all parties legal costs incurred on a new letting.

FURTHER INFORMATION AND TO VIEW

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

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