Unit 3 Fusion Business Park
Goole, DN14 6XL

TO LET

Modern industrial unit including mezzanine

Total accommodation 152.3 sq m (1,640 sq ft)

Close to junction 36 M62

Established trade location

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

Onsite car parking

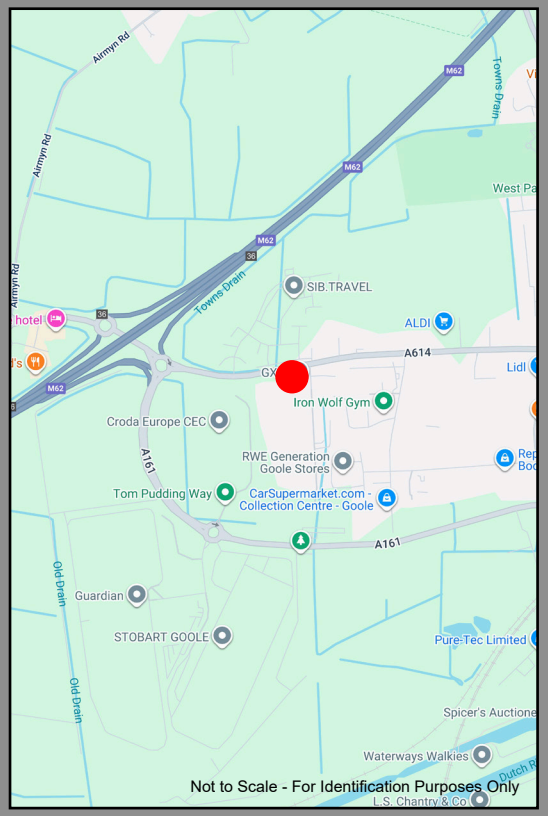
Rent £12,000 p.a.exc.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

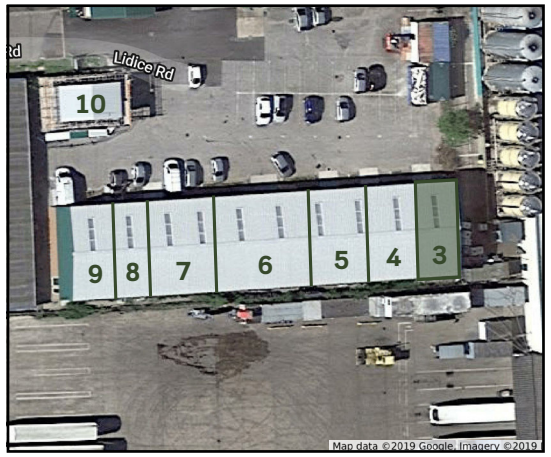
Fusion Business Park is located less than half a mile from Junction 36 of the M62 in Goole, East Yorkshire. Accessed off Rawcliffe Road (A614) and Lidice Road the units are easily accessible from Goole and the wider area.

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 high spec detached industrial unit on an established modern business park. Providing excellent accommodation, the property is constructed of a steel portal frame providing a ground floor workshop and mezzanine.

An electric roller shutter door (2.8w x 3.8h) provides access into the property. Car parking is provided onsite.



NOT TO SCALE - For Identification Purposes Only

ACCOMMODATION

Ground Floor	78 sq m	(840 sq ft)
Mezzanine	74.3 sq m	(800 sq ft)
Total	**152.3 sq m**	**(1,640 sq ft)**

DISPOSAL TERMS

An assignment or subletting maybe available under an existing lease at a passing rent of £12,000 per annum exclusive expiring 12/30. A new lease may also be available under full repairing and insuring terms by negotiation.

SERVICE CHARGE

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

RATEABLE VALUE

The ground floor element is described as 'Warehouse & Premises' with a Rateable Value of £11,000 (2026 Rating List). Occupiers may benefit from 100% small business rates relief, subject to tenant status.

ENERGY PERFORMANCE RATING: D (79) valid until 17/10/27

LEGAL COSTS:

The ingoing tenant will be responsible for all parties legal costs incurred, together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Rose Cardwell rose@scotts-property.co.uk 07739 590596

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