Unit 6 Fusion Business Park
Goole, DN14 6XL

TO LET

Modern industrial unit including mezzanine

Total accommodation
229 sq m (2,472 sq ft)

Provides a ground floor workshop, reception area, kitchen & W/C

Close to junction 36 M62

Established trade location

Onsite car parking

Rent from £11 per sq ft

Scotts
01482 325634



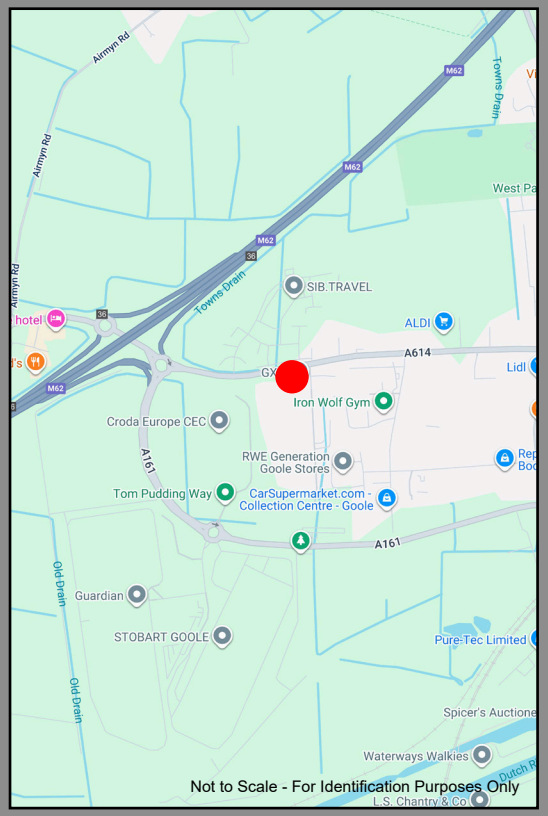






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LOCATION

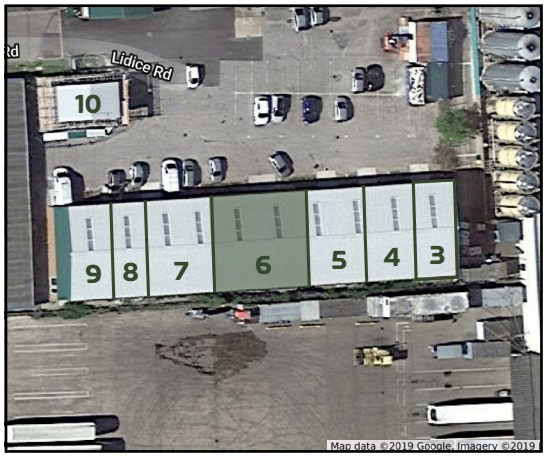
Fusion Business Park is located less than half a mile from Junction 36 of the M62 in Goole, East Yorkshire. Accessed off Rawcliffe Road (A614) and Lidice Road the units are easily accessible from Goole and the wider area.

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 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, reception area, kitchen, and W/C.

An electric roller shutter door provides access into the property. Ample car parking is provided onsite.



NOT TO SCALE - For Identification Purposes Only

ACCOMMODATION

Warehouse	2,076 sq ft	(193 sq m)
Reception / Kitchen / WC	396 sq ft	(36 sq m)
Total	**2,472 sq ft**	**(229 sq m)**

DISPOSAL TERMS

A new lease is available under full repairing and insuring terms with rent from £11 per sq ft.

SERVICE CHARGE

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

RATEABLE VALUE

The unit is described as 'Warehouse & Premises' with a Rateable Value of £27,000 (2026 Rating List).

ENERGY PERFORMANCE RATING: C (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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