

# FOR SALE / TO LET

Warehouse / Industrial Unit  
with Two- Storey Offices &  
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 enclosed loading bay
- 6m eaves
- 2 Ground Level Loading Doors





## 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 well presented, steel portal framed warehouse with two storey offices, additional covered and enclosed loading bay and further ground floor offices annex. Two roller shutter doors provide access to the warehouse with additional parking to the side and to a dedicated yard area.

## TERMS

The premises are available FOR SALE at a quoting price of £1,100,000 OR by way of a new full repairing lease at a rental of £90,500 per annum plus VAT and exclusive of other outgoings.

## BUSINESS RATES

Currently split in to two assessments as follows:

Warehouse - £38,750

Offices - £3,050

NB. This is not what is payable

## ACCOMMODATION

Description	Sq M	Sq ft
Warehouse & Loading Bay	1,088.35	11,715
Two Storey Offices	111.76	1,203
<b>Total</b>	<b>1,200.11</b>	<b>12,918</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## CONTACT

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## SUBJECT TO CONTRACT

