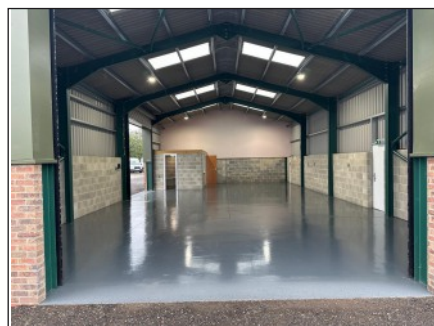


UNIT 1F

THE FORMER WATERWORKS, WAND LANE, HENSALL, GOOLE, DN14 0RJ

(Goole - 15 miles) (M62 - J34 - 3 miles)

TO LET - £3,500 + VAT PCM



- 2 YEAR OLD STORAGE UNIT
- 1,800 SQ FT
- ADJOINS OTHER LIGHT INDUSTRIAL BUILDINGS
- CLOSE TO THE M62
- LARGE LOADING AND PARKING AREA
- SUITABLE FOR USE CLASSES B8 AND E(g)

Agents

DDM Agriculture

Bishops Manor

Market Place

Howden, DN14 7BL

Tel: 01430 331333

Ref: Matthew Willoughby

Email: howden@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

SITUATION

Unit 1F, The Former Waterworks, Hensall, Goole, DN14 0RJ is situated near the former Eggborough Power Station and adjoins a range of prestigious units being used for light industrial/storage purposes. Suitable for a diverse range of commercial uses, this property forms part of a professionally managed industrial estate, maintained to the highest standards. Prospective tenants must be able to operate in line with these expectations.

The Former Waterworks is in a prime location for all major road networks and is situated just minutes from the M62, M18 and A1.

DESCRIPTION

A 2 Year Old Industrial Storage Building 60' x 30'

Being of 4 Bays with steel stanchions, concrete floor, low concrete walls and then box profile, pitched roof and being 13' to the eaves.

The unit has 2 electric roller shutter doors, 1 personal door and 1 fire door.

Hardstanding Yard - 945 sq. m² or thereabouts, as shown outlined red on the plan

Suitable for Use with Classes B8 (storage or distribution) and E (g) (uses which can be carried out in a residential area without detriment to its amenity)

Monitored with CCTV and a fully secure site.

LED lighting.

Services

Mains Water

Mains electricity

W/C

Aircon & Heating in the Office

Outgoings

Metered Electric.

If this is your only premises you are unlikely to pay any rates and you are advised to check with the local authority as to how long this allowance will remain.

Terms

Unit 1F is available to rent at a rental of £3,500 plus VAT per calender month exclusive of all outgoing.

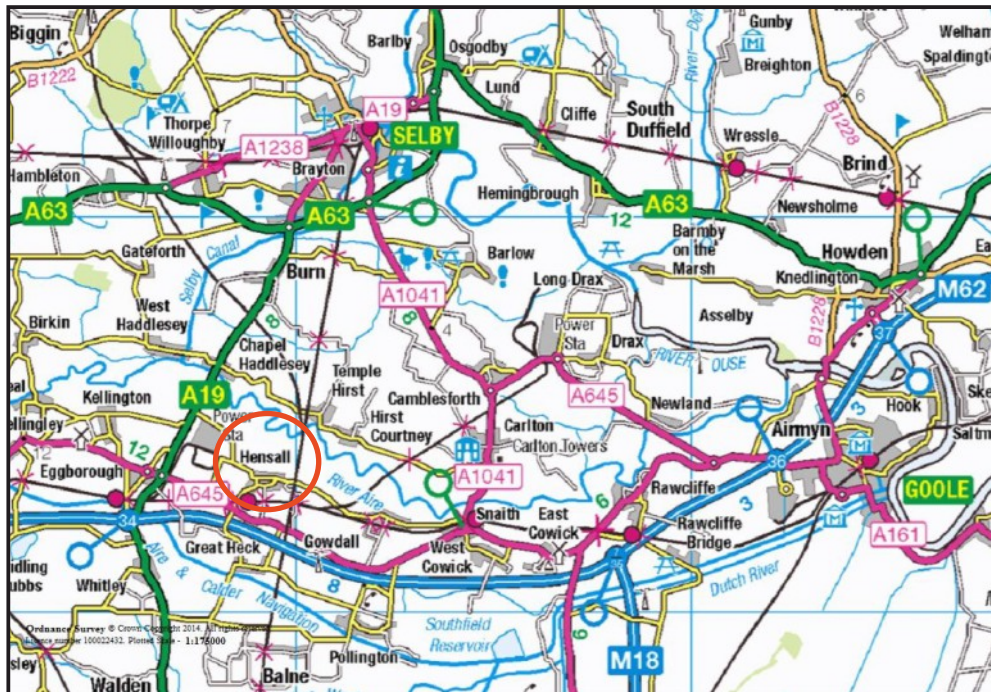
The rent is payable monthly in advance.

The Landlord will insure the building and the Tenant will reimburse the Landlord the cost of insurance.

Financial and Character references will be required.

Viewing

Should you wish to view the property or require any additional information, please contact DDM Agriculture on 01430 331333 or email howden@ddmagriculture.co.uk.



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

MJAW/MFB/HO-25/137
3rd October 2025

