

STORAGE YARD
THE FORMER WATERWORKS, WAND LANE,
HENSALL, GOOLE, DN14 0RJ
(Goole - 15 miles) (M62 - J34 - 3 miles)
TO LET - £1,000 + VAT PCM



- ADJOINS LIGHT INDUSTRIAL BUILDINGS
- CLOSE TO THE M62
- SUITABLE FOR USE CLASSES B8 AND E(g)

Agents

DDM Agriculture
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GENERAL REMARKS AND STIPULATIONS

SITUATION

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

Hardstanding Yard - 600 sq. m² or thereabouts, as shown outlined red on the plan. A larger or smaller area may be possible depending on tenant requirements.

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.

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

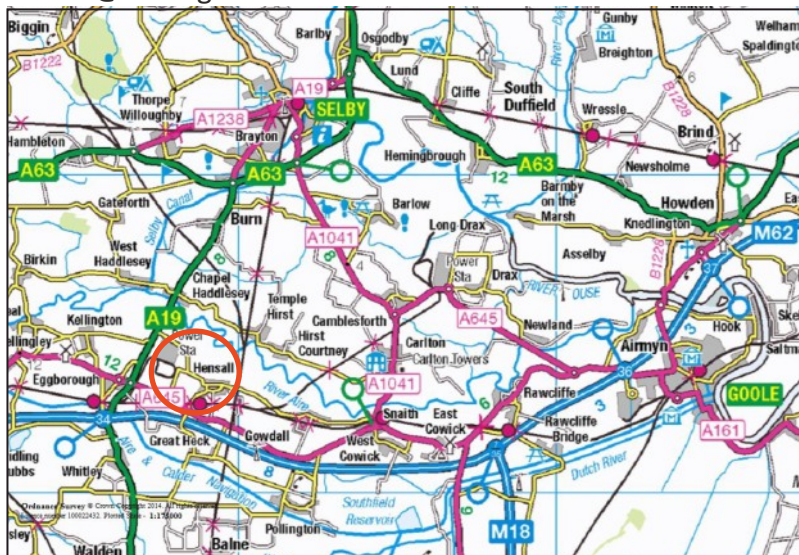
The yard is available to rent at a rental of £1,000 plus VAT per calendar month exclusive of all outgoings.

The rent is payable monthly in advance.

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.
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MJAW/MFB/HO-25/137
20th November 2025

