

**UNIT 9, BRITANNIA BUSINESS PARK
BRITANNIA ROAD INDUSTRIAL ESTATE
GOOLE, DN14 6ET
RENT - £900 PCM plus VAT**



- **1160 SQ FT**
- **CLOSE TO THE M62**
- **GROUND FLOOR AND MEZZANINE**
- **LOADING AND PARKING AREA**

Letting Agents

Townend Clegg Agriculture
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SITUATION

The property is situated in the established Industrial position within the main commercial area on the outskirts of Goole, close to the M62 (Junction 36) affording the site excellent road links.

The area benefits from a new dual carriageway from the Junction 36 roundabout connecting to Anderson Road. This opens up the whole area for development and will be a direct benefit to business' locating at the Britannia units, being part of a growing and vibrant business community.

Goole has a growing economy, with wide range of employers already located in the town and new business' being attracted.

Strategically, the town is well positioned with major road links, Commercial Port, Railway Station and Bus Service. The town benefits from shopping leisure facilities and offers a range of new and traditional housing.

DESCRIPTION

Rent required £900 pcm plus VAT.

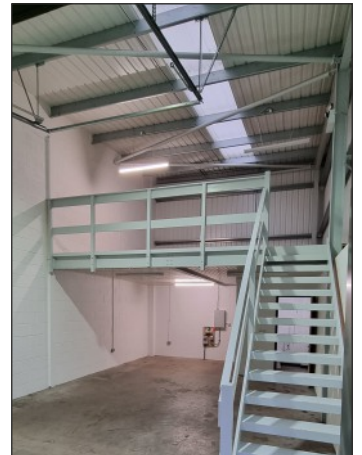
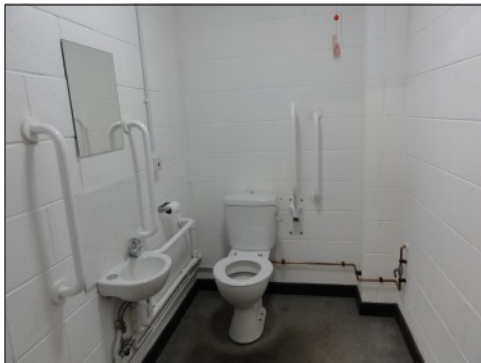
This Modern Industrial Unit forms part of an 11 unit development and offers 1160 sq ft of ground floor and mezzanine, together with good size shared access road and hardstanding for loading and parking

GROUND FLOOR ACCOMMODATION - 37' 2" x 20' 2" (11.33m x 6.15m)

Having a roller shutter door, side personal door, concrete floor, stainless steel sink unit with cupboards under and matching wall units and integral W/C and wash basin.

MEZZANINE AREA - 21' 3" x 19' 9" (6.48m x 6.02m)

Staircase from the ground floor leads to the useful mezzanine area, outside the unit has access to the good sized shared access road and hard standing for loading and parking.



SERVICES

Mains services for water, electricity and drainage are installed.

OUTGOINGS

The Rateable Value is £4,850.

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

This Industrial Unit is available to rent of a 3 year Full Repairing and Insurance Lease at a rental of £900 per calendar month plus VAT exclusive of all outgoing.

The rent is payable quarterly in advance.

A refundable bond of £1000 is required in addition to the 1st quarters rent.

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

A £500 contribution to Landlords legal costs will be required at the commencement of the lease.

POSSESSION

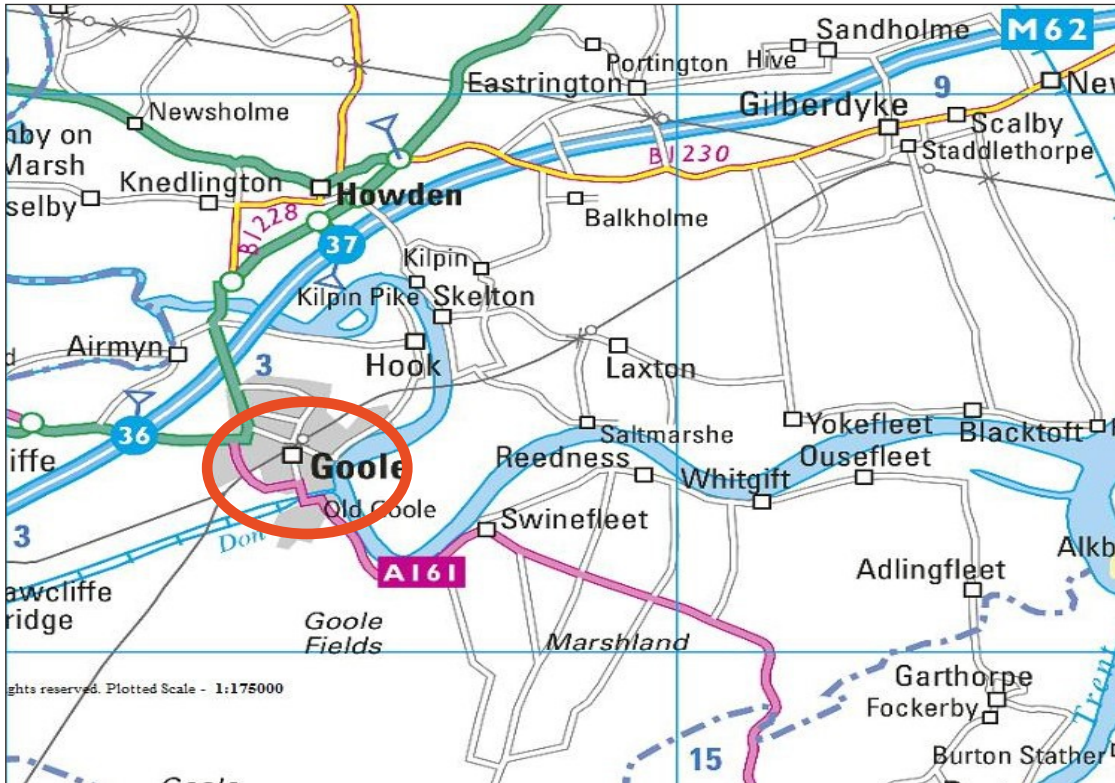
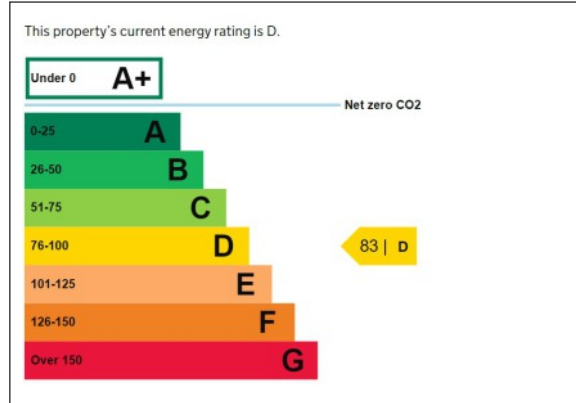
Possession of the building will be available February 2025.

VIEWING

Should you wish to view this property or require any additional information, Please contact our Howden Office on 01430 331333

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.



Important Notice

Townend Clegg Agriculture for themselves and the Vendors 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 tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of Townend Clegg Agriculture or their clients. Neither Townend Clegg Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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Ref: CAC/MFB/HO-24/165
Date: 30th October 2024