

TO LET / FOR SALE

181,155 sq ft

16,829 sq m

Goole180, Rawcliffe Road, Goole, DN14 6XL

Self contained cross dock facility in close proximity to the M62

Available December 2026



DTRE

Summary

- Cross docked unit with 360 degree circulation
- Loading on two elevations
- Fully secure site
- 9.5 metre eaves
- 24 dock level loading doors
- 3 level access loading doors
- Ground and first floor offices
- Fitted building (racking, lighting & sprinklered) subject to negotiations
- 90 car parking spaces
- Yard depth of 50 metres
- Site area of 10.4 acres (40% site cover)





[View Location](#)

Location

Well located distribution warehouse on the key M62 corridor. Goole is one of East Yorkshire's principal towns and the UK's most inland port and handles c.1.5 million tonnes of cargo every year. The property is conveniently located less than 1 mile east of J36 of the M62 with Hull and Leeds within a forty-minute drive.

The property is set to benefit from its proximity to the proposed development of the Goole Intermodal Terminal. The terminal is designed to draw together the area's existing rail, sea, motorway and inland waterway links to one site.

The M62 connects to the A1 (16 miles), J42 of the M1(25 miles) and the northern part of the M18 (2 miles), providing the town with excellent access to the national motorway network. Goole acts as a cost-conscious alternative warehouse location to the more competitive and expensive Yorkshire locations of Leeds, Doncaster and Hull.

Almost 200 acres of land in Goole was granted Freeport Tax Status in 2021. The subject property lies adjacent to the existing Enterprise Zone and benefits from the same excellent transport links.



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Details

At a glance

Rent / Price

On application

Tenure

Freehold

EPC

C - 71

Business Rates

Upon Enquiry

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax

Legal Fees

Each party is responsible for payment of their own legal costs incurred in documenting this transaction

Availability

To Let / For Sale

Description

The property comprises a self contained detached unit which benefits from the following specification:

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- 3 level access loading doors
- 90 car parking spaces
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Accommodation

The accommodation comprises the following areas:

	sq ft	sq m
Warehouse	171,857	15,966
Office	9,298	863
Total	181,155	16,829



Contact

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