

TO LET

**QUAYSIDE OPEN
STORAGE OPPORTUNITY**

UP TO 5 ACRES

RAIL CONNECTIVITY

THE SITE

PORT OF GOOLE

DN14 5BA /// edges.heat.dockers



24/7 PORT
SECURITY



HGV
ACCESS



QUAYSIDE



3 PHASE
POWER
AVAILABLE



HEAVY DUTY
TARMAC
SURFACE



4,000 SQ FT
RUBB SHED

DESCRIPTION

The site comprises up to 5 acres of open storage land with 12,140 sq ft warehouse space available subject to further negotiation, multiple berthing opportunities, rail connections available and benefitting from the following specification:

24 HOUR SECURITY

HGV ACCESS

3 PHASE POWER

HEAVY DUTY SURFACE

4,000 SQ FT RUBB SHED

POTENTIAL EV FORKFLIFT
CHARGING STATION

SITE PLAN

*All sizes shown are approximate

UP TO
5 ACRES

SERVICES

3 phase power is available. Interested parties are advised to make their own specific enquiries to ABP.

PORT CAPABILITIES

Max Vessel: Length 100 metres
Beam 24 metres
Draft 5.5 metres

LOCATION

The site is located on Aldam Dock at the Port of Goole on the River Ouse, 50 miles from the North Sea. Goole is the UK's most inland port and only 1.8 miles from (J36) M62 motorway, providing ideal access to the national transport network. Less than 30 minutes' from the industrial areas of West and South Yorkshire, and no more than an hour's drive from both the Midlands and North West of England.



SEA

Rotterdam	- 236 Nautical Miles
Antwerp	- 237 Nautical Miles
Hamburg	- 434 Nautical Miles
Helsinki	- 1539 Nautical Miles



ROAD

M62 (J36)	- 2.9 km / 1.8 miles
A1 (M)	- 28 km / 17.5 miles

VAT

VAT will be charged on all costs.

SERVICE CHARGE

A provision will be included in any lease for each tenant to pay a sum to contribute to the cost of maintaining the common areas of the port estate.

VIEWING

Viewings are strictly by appointment only. Please contact the letting agents for further information.

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