

# TO LET / SHED 25 / WAREHOUSE UNIT

36,185 SQ FT (3,361.70 SQ M)

STANHOPE DOCK,  
PORT OF GOOLE

DN14 5BG /// [tasteful.expand.loyal](https://tasteful.expand.loyal)



24/7 PORT  
SECURITY



QUAYSIDE



HGV  
ACCESS



RAIL  
CONNECTIVITY



POTENTIAL  
TO SPLIT



SHED 25, PORT OF GOOLE

## OVERVIEW

Shed 25 is a quayside, detached industrial/warehouse unit with a steel portal frame and cladding. It has a clear internal height of 7.06 metres and is equipped with energy-efficient LED lighting and a phase 3 electrical supply, suitable for various potential uses.



02



# PORT OF GOOLE

The Port of Goole estate comprises 177 acres and benefits from over 850,000 sq ft (79,000 sq m) of covered storage and circa 40 acres of open storage. The Port is a multi-purpose cargo port, handling circa 2 million tonnes each year with 8 operational docks, 22 working berths, and has a network of short sea shipping services to Northern Europe, Scandinavia, the Baltics and beyond. The Port has a dedicated rail-freight terminal, as well as canal network connections.



See more information on the Port of Goole at:  
[property.abports.co.uk/port/goole/21162](https://property.abports.co.uk/port/goole/21162)

**SHED 25**



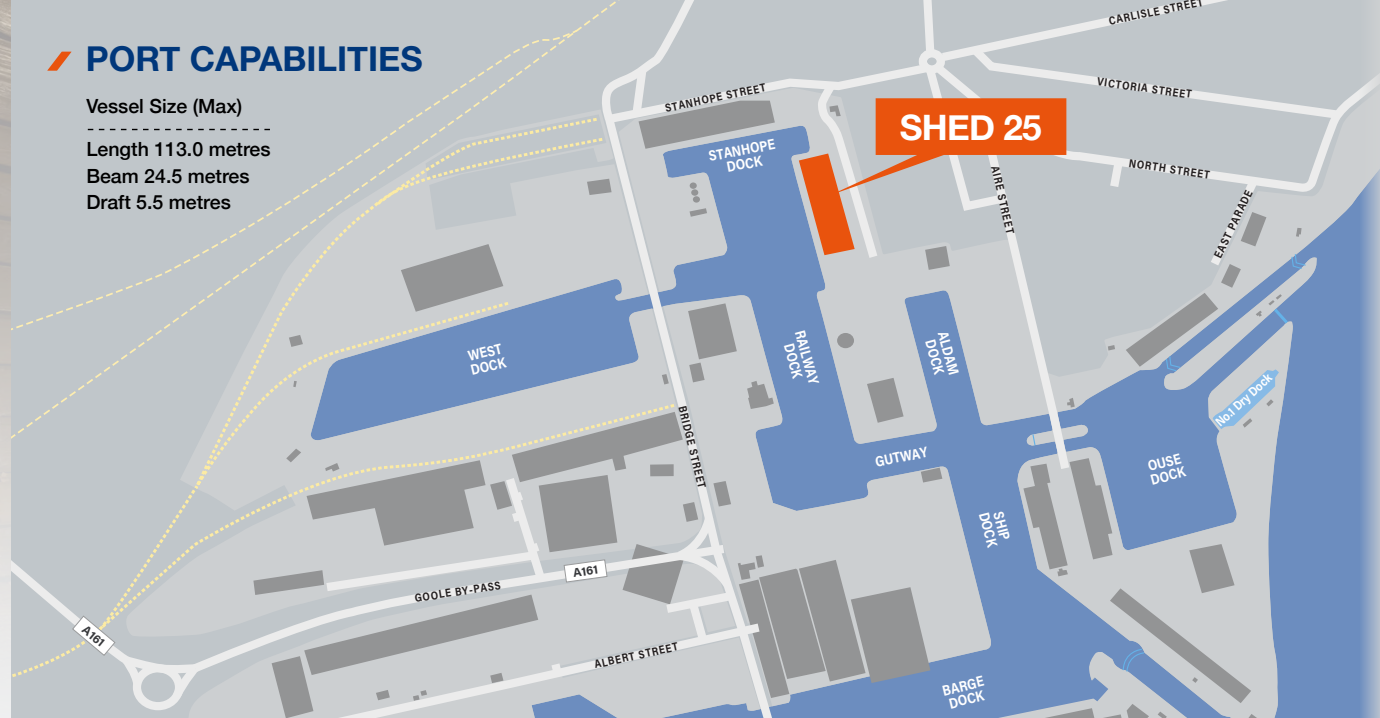
## PORT CAPABILITIES

Vessel Size (Max)

Length 113.0 metres

Beam 24.5 metres

Draft 5.5 metres



## ACCOMMODATION

The accommodation provides the following GIA's

Area	Sq Ft	Sq M
Warehouse	36,185	3,361.70

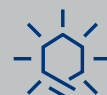
## FURTHER MEASURED DETAILS

Building Internal Dimensions	111.87 x 30.05 m	367.03 x 98.59 ft
Door Height	6.59 m	21.62 ft
Door Width	8.10 m	26.57 ft

## SPECIFICATION



EAVES HEIGHT  
7.06M



LED  
LIGHTING  
THROUGHOUT



3 PHASE  
ELECTRICITY  
SUPPLY



4 ELECTRIC  
SHUTTER LOADING  
DOORS



24/7 PORT  
SECURITY



QUAYSIDE



TARMAC  
SURFACED  
SERVICE YARD



HGV  
ACCESS



POTENTIAL  
TO SPLIT

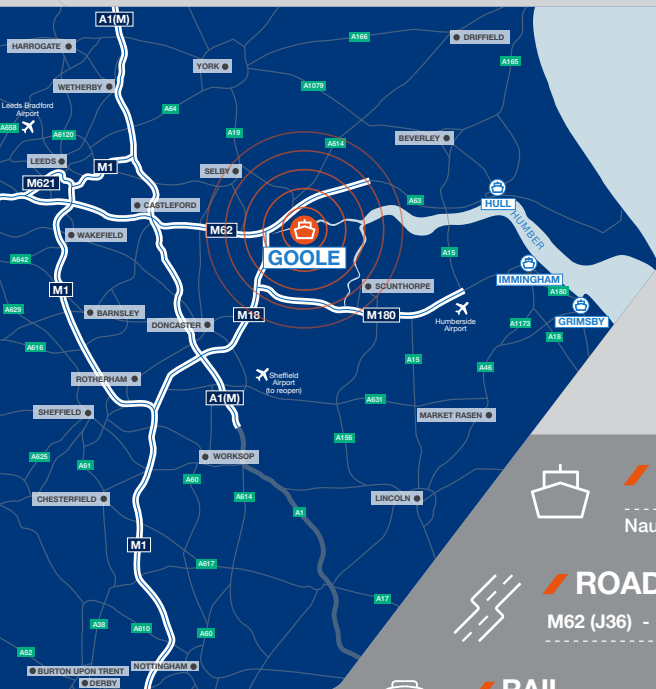


**36,185 SQ FT**  
(3,361.70 SQ M)



## LOCATION

Shed 25 is located on the east bank of Stanhope Dock at the Port of Goole on the River Ouse, 50 miles from the North Sea. Goole is the UK's most inland port located only 1.8 miles from J36 (M62) which provides ideal access to the national transport network. The main industrial areas of West and South Yorkshire are less than 30 minutes away with the Midlands and North West of England being no longer than an hour's drive.



### SEA

Nautical Miles

Rotterdam	Antwerp	Hamburg	Helsinki
236	237	434	1539



### ROAD

M62 (J36) - 2.9 km / 1.8 miles

A1 (M) - 28 km / 17.5 miles



### RAIL

Shed 25 benefits from its close proximity to ABP's rail connection to the wider network.

### TERMS

Shed 25 is available by way of a new full repairing and insuring lease with terms to be agreed. Further information is available upon request.

### VIEWINGS

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

### EPC

A copy of the EPC is available on request.



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