

TO LET / SHED 22 / WAREHOUSE UNIT

48,160 SQ FT (4,470 SQ M)



WEST DOCK,
PORT OF GOOLE

DN14 5BG /// shed.amazed.alpha



24/7
PORT SECURITY



QUAYSIDE



HGV
ACCESS



RAIL
CONNECTIVITY



POTENTIAL
TO SPLIT

OVERVIEW

This warehouse unit offers a prime 48,160 sq ft facility with direct quayside access, positioning it as a strategic base for a wide range of commercial, industrial, and logistics operations.

Located just minutes from the M62 and M18 motorways and adjacent to the rail freight terminal, it provides seamless multi-modal connectivity across the UK and beyond.

This unit is designed for operational flexibility and can accommodate a variety of business needs from storage, logistics or general distribution operations. The site benefits from 24-hour access and robust security infrastructure, ensuring the safety and protection of assets at all times.

With its strong transport links, adaptable layout, and secure environment it is ideally placed for businesses looking to establish or expand their presence in Yorkshire's leading inland port.



SHED 22

RAIL CONNECTIVITY
WEST DOCK

STANHOPE DOCK

ALDAM DOCK

M62 J36

A161

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



ACCOMMODATION

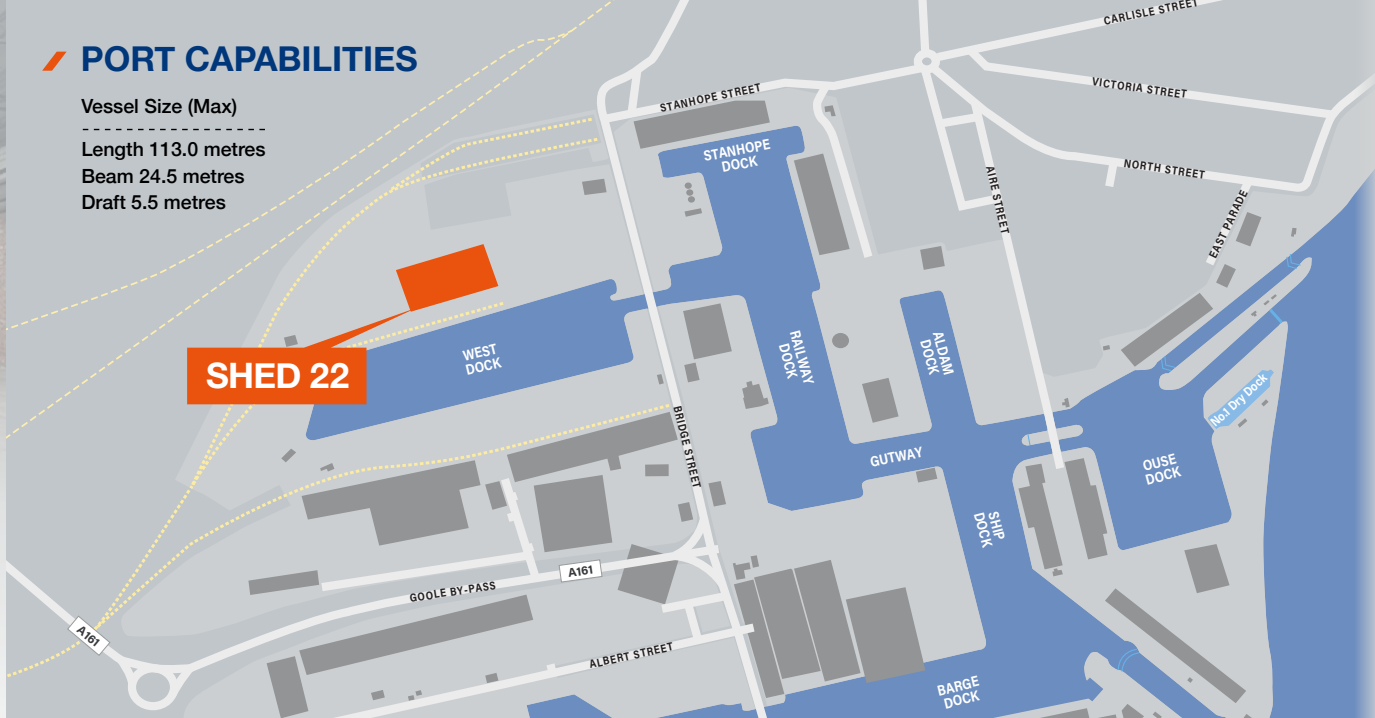
The accommodation provides the following GIA's

Area	Sq Ft	Sq M
Warehouse	48,160	4,470
Canopy	5,435	505

48,160 SQ FT
(4,470 SQ M)

PORT CAPABILITIES

Vessel Size (Max)
Length 113.0 metres
Beam 24.5 metres
Draft 5.5 metres



SPECIFICATION



8.265 CLEARED
INTERNAL HEIGHT



24/7 PORT
SECURITY



4 GROUND LEVEL
LOADING DOORS



POTENTIAL
TO SPLIT



CANOPY TO
NORTHERN
ELEVATION



HGV
ACCESS



QUAYSIDE



SURROUNDING
LAYDOWN
OPPORTUNITY



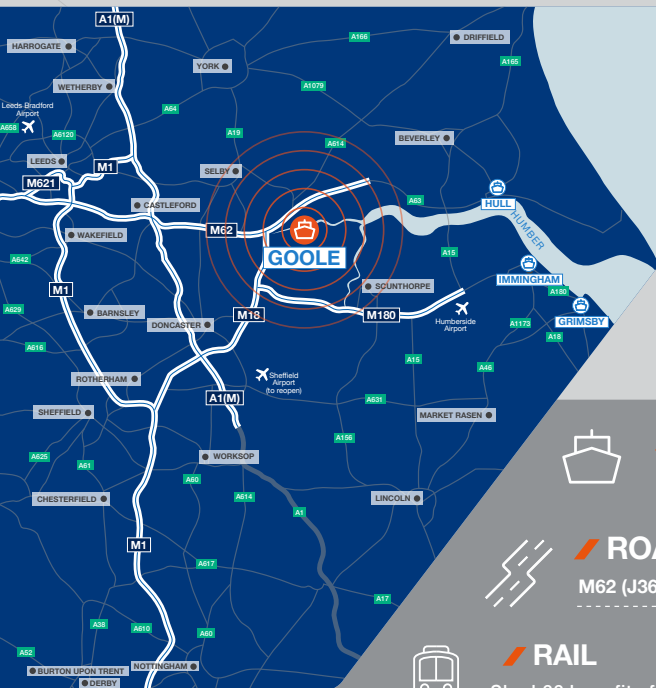
RAIL
CONNECTIVITY



LOCATION

The property is located at West Dock within the Port of Goole, with direct quayside access and excellent transport connectivity. Just two miles from Junction 36 of the M62 and close to Junction 6 of the M18, it offers fast links across the North and Midlands.

Adjacent to the rail freight terminal and positioned on the River Ouse, the site supports efficient movement of goods by road, rail, and water—making it a well-connected base for logistics and industrial operations.



SEA

Nautical Miles

Rotterdam

Antwerp

Hamburg

Helsinki

236

237

434

1539



ROAD

M62 (J36) - 1.8 miles / 2.9 km

A1 (M) - 17.5 miles / 28 km



RAIL

Shed 22 benefits from its close proximity to ABP's rail connection to the wider network.

TERMS

Shed 22 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.



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0113 244 6440

property.jll.co.uk

Harry Fullerton
M. 07555 444 385
harry.fullerton@jll.com

Benjamin Fairhurst
M. 07936 333 696
benjamin.fairhurst@jll.com



Ben Medhurst
M. 07710 344 603
ben.medhurst@pph-commercial.co.uk

Jordan Stokes
M. 07706 353 609
jordan.stokes@pph-commercial.co.uk



PROPERTY

Property Enquiries
humber-surveys@abports.co.uk

Commercial Enquiries
humber.commercial@abports.co.uk