

TO LET

**OPEN STORAGE
OPPORTUNITY**

UP TO 5 ACRES

THE SITE

PORT OF GOOLE

DN14 5TN /// beauty.older.navy



24/7 PORT
SECURITY



PERIMETER
FENCING



POWER
AVAILABLE



PARTIAL
CONCRETE



DEVELOPMENT
POTENTIAL

DESCRIPTION

The site comprises up to 5 acres of open storage land which benefits from the following:

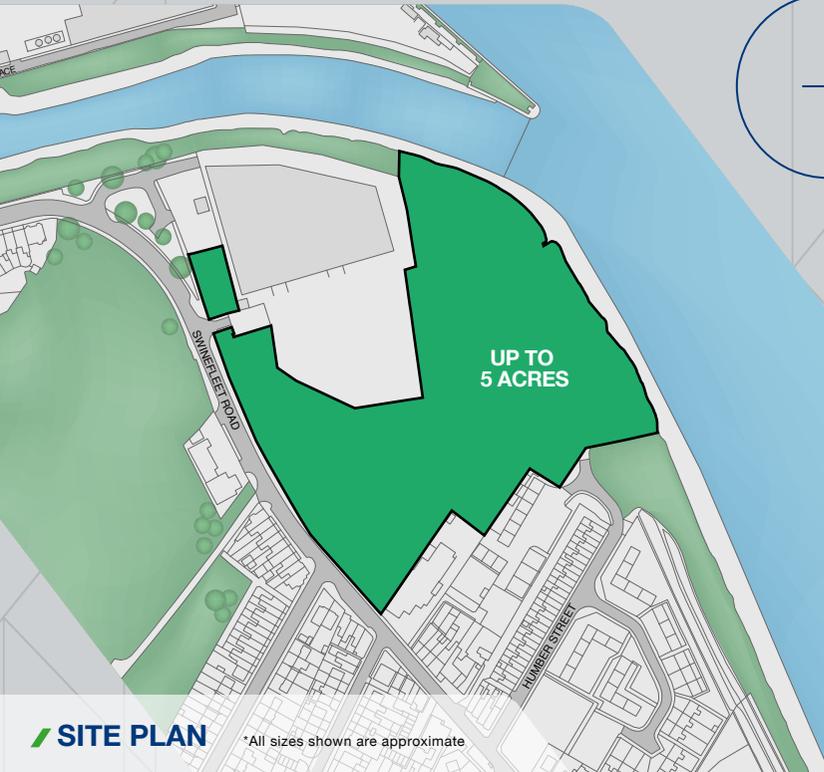
24 HOUR SECURITY

PARTIAL CONCRETE

DEVELOPMENT POTENTIAL

PERIMETER FENCING

POWER AVAILABLE



SERVICES

Electricity 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

SITE PLAN

*All sizes shown are approximate



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:
abports.co.uk/locations/goole/

LOCATION

The site is located on Swinefleet Road 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 2.2 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	- 1,539 Nautical Miles



ROAD

M62 (J36)	- 1.8 miles / 2.9 km
A1 (M)	- 17.8 miles / 29 km

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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PROPERTY

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PROPERTY

OPEN STORAGE OPPORTUNITY
PORT OF GOOLE

abports.co.uk/property/opportunities/