



Unit 27A, The Grange Industrial Estate, Goole, DN14 6TY

Refurbished Trade Counter / Industrial Unit

Summary

Tenure	To Let
Available Size	4,800 sq ft / 445.93 sq m
Rent	Rent on application
Business Rates	The Tenant will be responsible for the payment of business rates. The property will require reassessing before a rateable value can be established.
EPC Rating	B (49)

Key Points

- Prominence to Rawcliffe Road (A614)
- 5.36m clear working height
- Lighting throughout
- Within 1 mile of Jct 36 M62
- Dedicated parking
- Nearby occupiers include Howdens, B&Q, Toolstation & Screwfix

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Summary

Available Size	4,800 sq ft
Rent	Rent on application
Business Rates	The Tenant will be responsible for the payment of business rates. The property will require reassessing before a rateable value can be established.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Location

The property is located at the front of The Grange Industrial Estate with prominence to Rawcliffe Road (A614). Rawcliffe Road provides direct access to Junction 32 of the M62 which is under one mile away.

Nearby occupiers include Angling Direct, Lidl, B&Q, Howdens, Toolstation and Screwfix.

Description

The property comprises a modern semi-detached trade / industrial unit which is of a steel frame structure with block and clad elevations under a profile metal clad roof. The unit benefits from a clear working height of 5.36m to the underside of the frame (6.34m to the roof), there is lighting throughout the unit. The unit is accessed via a drive in electrically operated loading door.

Externally there is a dedicated loading area and parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	4,800	445.93

Terms

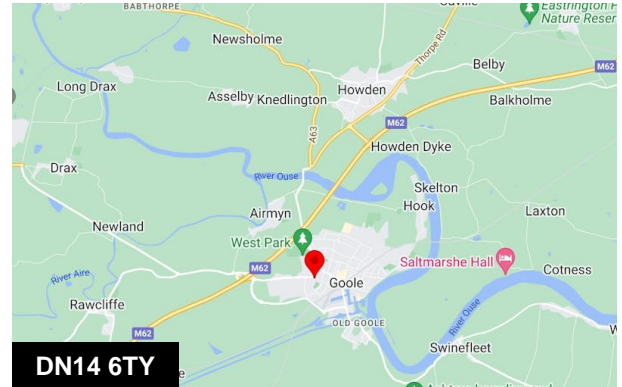
The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

Viewings

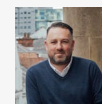
For further information or to view the property please contact Sixteen Real Estate on 0113 347 1616 or PPH Commercial on 01482 648 888

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



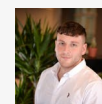
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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