

TO LET

**OPEN STORAGE
OPPORTUNITY**

UP TO 1.2 ACRES

THE SITE

RAIL CONNECTIVITY

PORT OF GOOLE

DN14 6SF /// scuba.ember.swordfish



24/7 PORT
SECURITY



POWER
AVAILABLE



MIXED
SURFACE



DEVELOPMENT
POTENTIAL



QUAYSIDE

DESCRIPTION

The site comprises up to 1.2 acres of open storage land which benefits from the following specification:

24 HOUR SECURITY

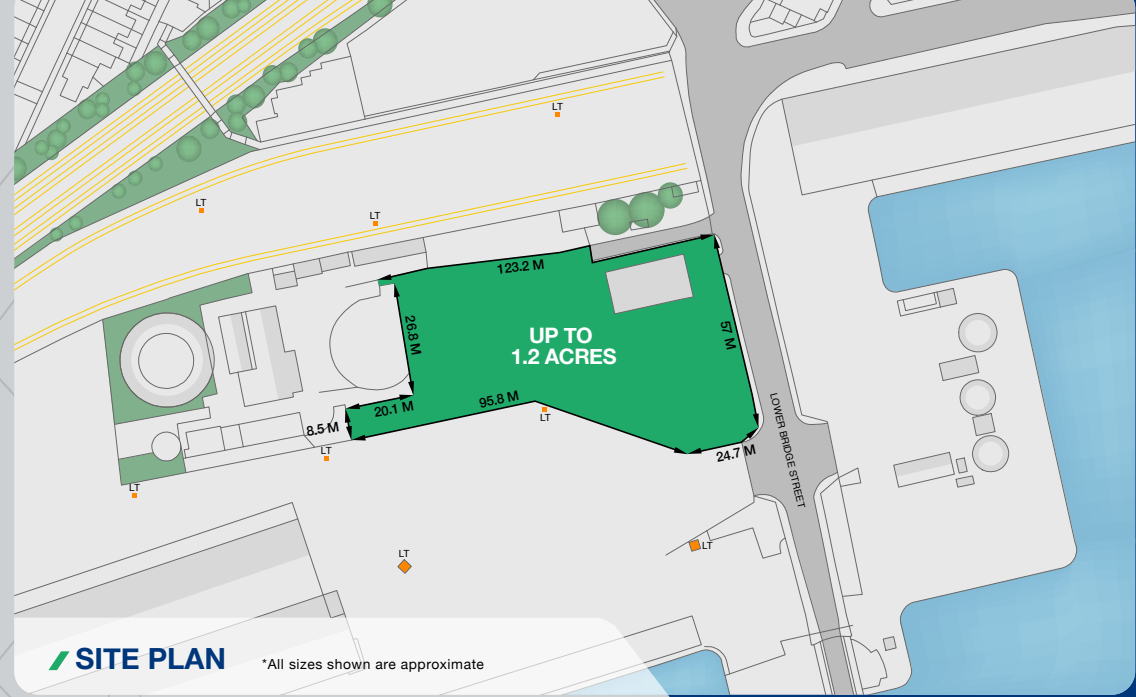
MIXED SURFACE

DEVELOPMENT POTENTIAL

QUAYSIDE

RAIL CONNECTIVITY

POWER AVAILABLE



SITE PLAN

*All sizes shown are approximate

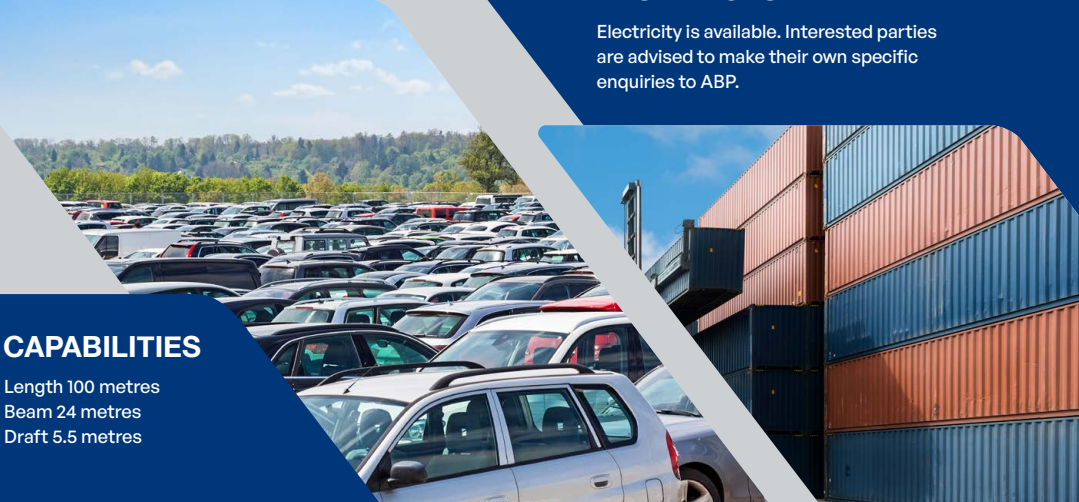


SERVICES

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



LOCATION

The site is located on Lower Bridge Street 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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