

TO LET

**OPEN STORAGE
OPPORTUNITY**

UP TO 8 ACRES

THE SITE

PORT OF GOOLE

DN14 5TN /// beauty.older.navy



24/7 PORT
SECURITY



PERIMETER
FENCING



MIXED
SURFACE

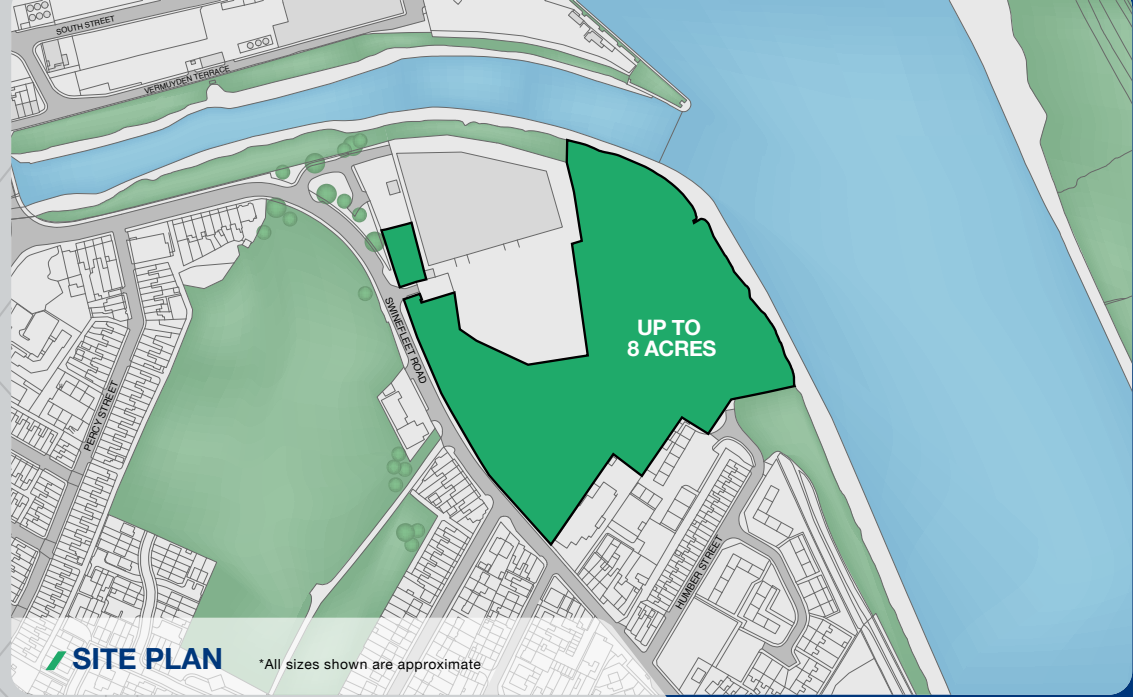


DEVELOPMENT
POTENTIAL

DESCRIPTION

The site comprises up to 8 acres of open storage land which benefits from the following specification:

- 24 HOUR SECURITY
- DEVELOPMENT OPPORTUNITY
- PERIMETER FENCING

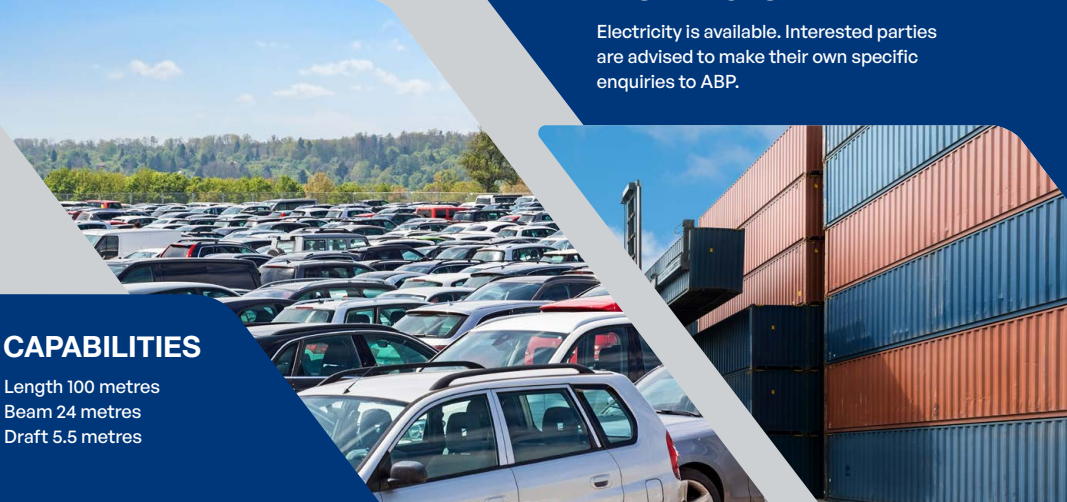


SERVICES

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 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 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.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013 Savills and PPH Commercial on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Savills and PPH Commercial has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is March 2024.



PPH 01482
COMMERCIAL 648888
pph-commercial.co.uk

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

savills.co.uk savills
0113 244 0100

Tom Asher
M. 07738 144 646
tom.asher@savills.com

ABP PROPERTY

Daniel McKee
M. 07595 190 829
dmckee@abports.co.uk