

AVAILABLE
FROM Q4 2022

POINT 36

GOOLE, DN14 8GA



NEW INDUSTRIAL & LOGISTICS UNIT

94,841 SQ FT (8,811 SQ M)

www.point36.co.uk

TD TREBOR
DEVELOPMENTS

HH HILLWOOD
A PEROT COMPANY®



INTRODUCTION

Indicative image



WWW.POINT36.CO.UK

The site is strategically located within a few hundred yards of Junction 36 of the M62 Motorway, which in turn provides superb access to the entire north of England via the M18, A1(M) and M1 Motorways.

The site also benefits from being positioned within 1 mile from the Port of Goole and is ideally situated to access all of the East Coast ports such as Immingham, Grimsby and Hull.

The site itself sits prominently fronting onto Tom Pudding Way (A161) and sits alongside occupiers such as Croda, Guardian Glass, Tesco and Siemens who are constructing a new £200 million train manufacturing facility.

SIEMENS

A161

A161

POINT 36

94,841 SQ FT
8,811 SQ M

TESCO

A161

TOM PUDDING WAY | A161



AERIAL

Other local occupiers include:

SIEMENS

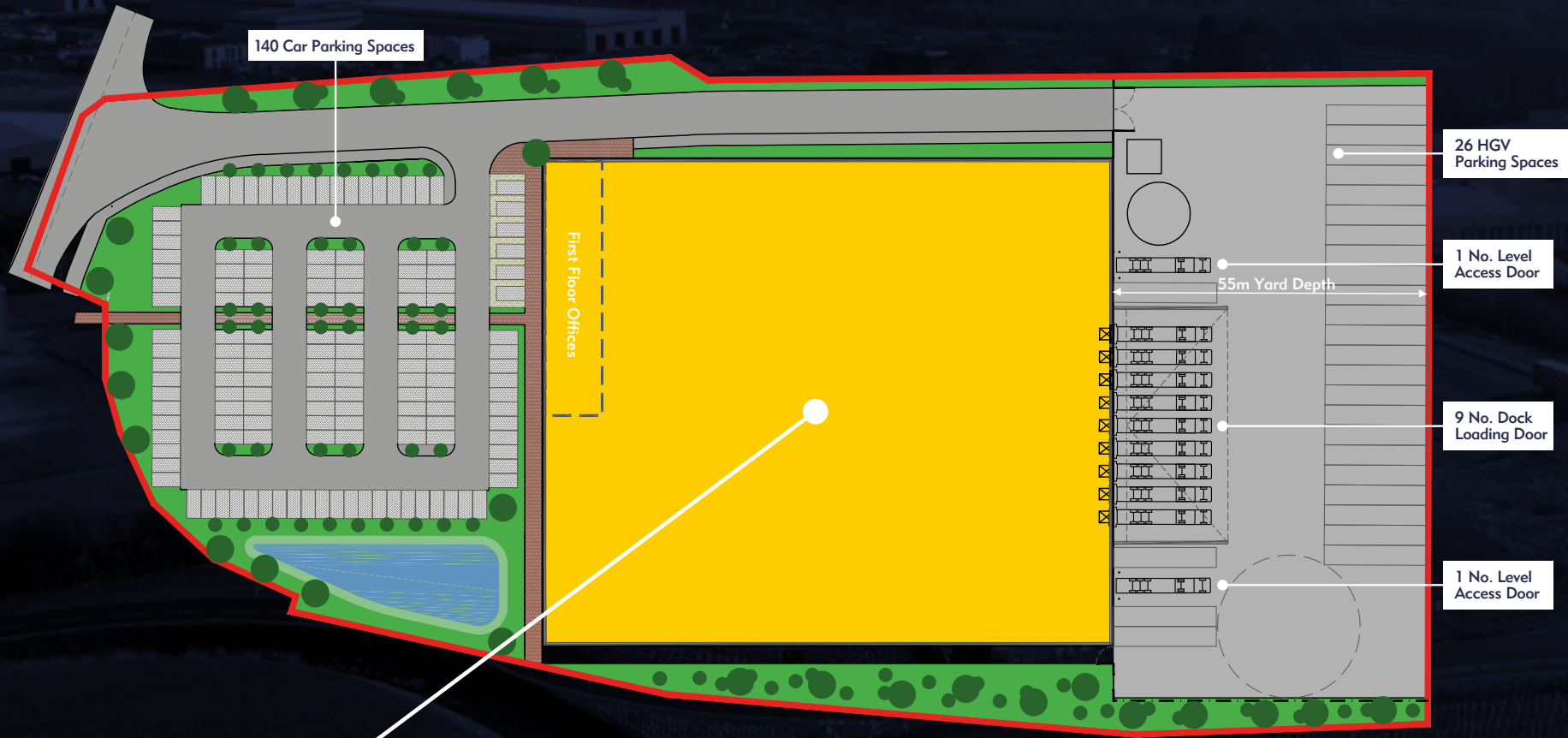
B&Q



SCREWFIX



SITE PLAN



POINT 36

	SQ M	SQ FT
WAREHOUSE	8,365	90,040
OFFICES	446	4,801
TOTAL GIA	8,811	94,841

DEMOGRAPHICS



16%
are qualified to GCSE level being higher than the national average of 15.2%



1,194,000
people of working age within a 30 mile drive radius



19.8%
of employed people within a 30 mile drive radius are employed in either manufacturing or storage & transportation sectors.

TD **TREBOR**
DEVELOPMENTS

POINT 36

94,841 SQ FT (8,811 SQ M)



12M
eaves height



9 DOCK LEVEL
and 2 surface level loading doors



50 kN
floor loading



UP TO 500kVA
power supply



26 HGV
trailer spaces



140 CAR PARKING
SPACES



GRADE A OPEN PLAN
fitted first floor offices



SECURE YARD
with a gatehouse

ENHANCED SPECIFICATION



55M DEPTH
secure self-contained yard



A RATING
anticipated EPC



FIBRE
connectivity



ROOF DESIGNED
FOR PV PANELS



12 EV
charging points



SUSTAINABLE
MATERIALS



CYCLE SPACES
and shower facilities

CONNECTIVITY

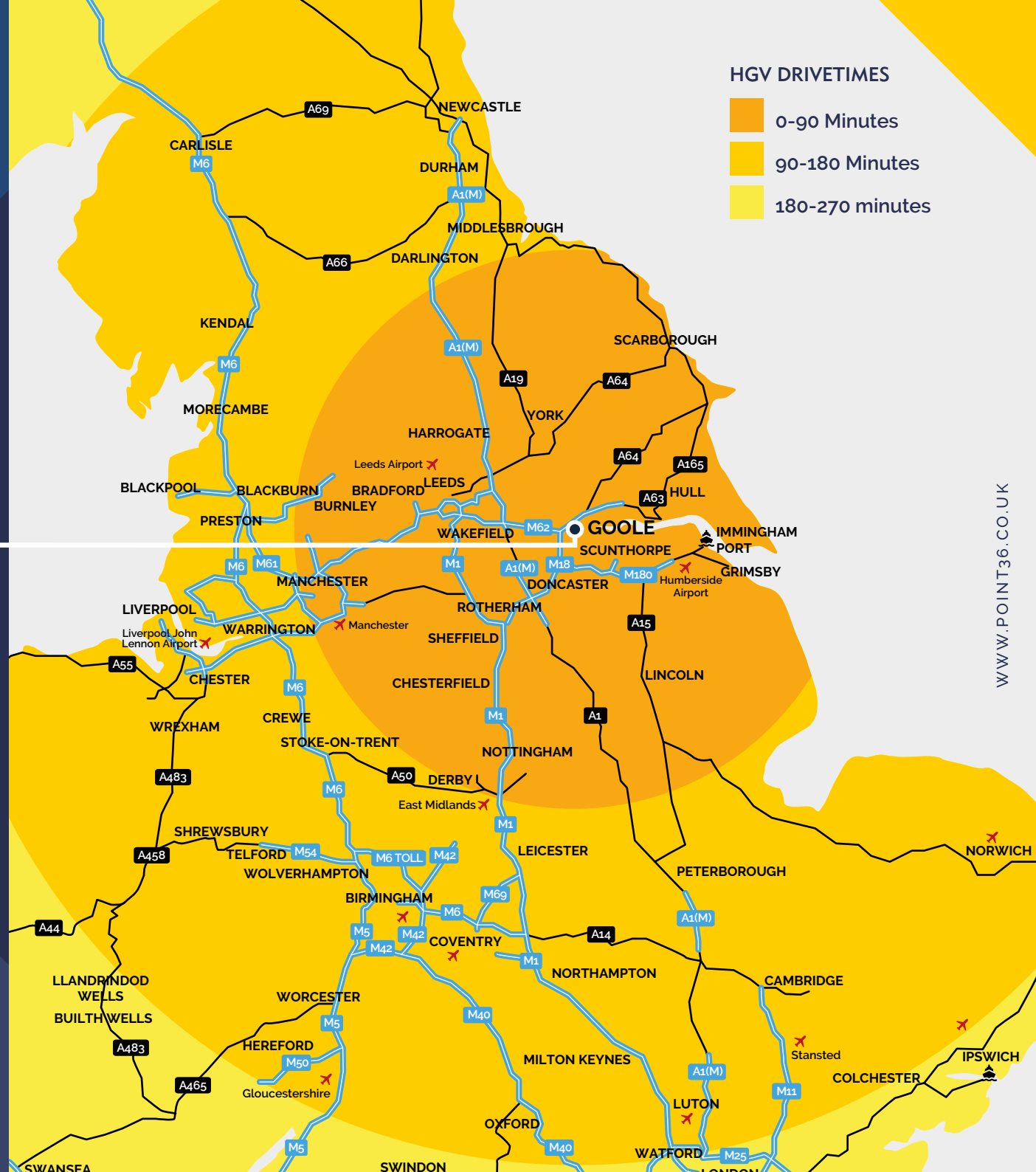
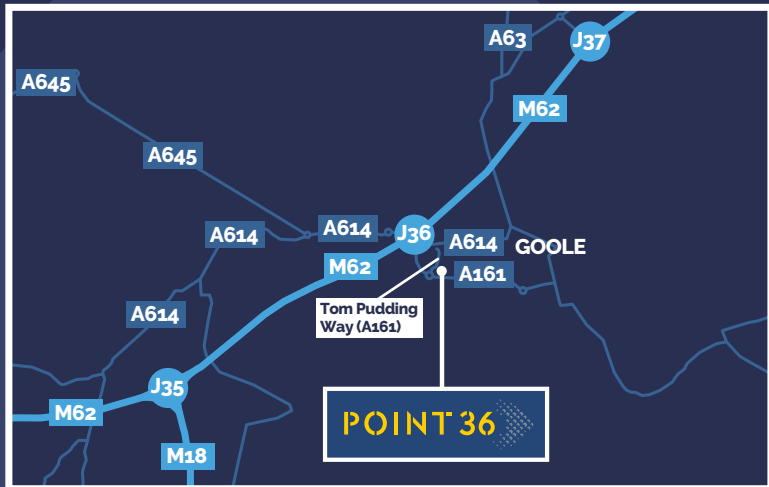
Goole is one of the UK's premier inland ports, with specialist terminals and handles 1.5 million tonnes of cargo every year including both dry and liquid bulks, forest products, steel and specialist project loads.

The Ports of Hull, Grimsby and Immingham are also readily accessible from Goole.

DRIVE TIMES

M62 J36	0.5 miles	2 mins
J35 M18	3 miles	6 mins
M180	10 miles	13 mins
Doncaster	20 miles	30 mins
Hull	27 miles	44 mins
Leeds	36 miles	45 mins
Humberside Airport	44 miles	38 mins
Immingham Port	46 miles	56 mins
Manchester	70 miles	1 hr 29 mins
Liverpool	100 miles	1 hr 56 mins
Birmingham	111 miles	1 hr 52 mins

Source: Google Maps



HGV DRIVETIMES

- 0-90 Minutes
- 90-180 Minutes
- 180-270 minutes

TREBOR DEVELOPMENTS

We've been paving the way for commercial properties for over a decade. Delivering units from 10,000 sq ft to 1,000,000 sq ft, we made our name implementing straightforward development processes that put sustainable building practices ahead of profits.

Founded in 2008, Trebor Developments is today a market leader in industrial development. Through our work with occupiers, agents and financial institutions, we've fulfilled the vision of countless businesses and earned a reputation for intelligent delivery.

Along the way, we've stuck to our belief that development should always be strategic. That's why your business objectives are the starting point we refer to when approaching any project. The same is true of the spaces we build to let. Everything is managed so that all stakeholders feel represented by the final outcome.

Most importantly, we have skin in the game. We're a private, owner-managed organisation with no PLC or string of shareholders to report to. Decisions are made quickly and we apply a more hands-on approach in order to make your business, our business.



GATEWAY 4, DONCASTER



CENTRAL APPROACH, BRISTOL



THE RIDGE, HAVERHILL



DELTA PARK, PETERBOROUGH



BEST IN CLASS
technical team and consultants



6M SQ FT
committed from Q1 2022



FOCUSED
Small, focused home team



LIVE PROJECTS
in every region nationally, outside of the SE



NET ZERO
Experience in developing to BREEAM Excellent and Net Zero



PRIVATELY OWNED

Recent Occupiers:



FURTHER INFORMATION

PLANNING

The wider development overall benefits from an outline planning consent for B1, B2 and B8 employment uses.

RENT

Please contact our retained agents for further information.

TENURE

The premises are available by way of a new lease.

TIMING

Expected to be delivered in Q4 2022 – subject to planning.

POINT 36

GOOLE, DN14 8GA

WWW.POINT36.CO.UK

CONTACT

Please contact the retained agents:



PAUL MACK
07921 933 636
paul.mack@gentvisick.com

JONATHAN JACOB
07809 526 118
jonathan.jacob@gentvisick.com



OWEN HOLDER
07917 052 309
owen@holderandco.com

PHILIP CASPELL
07714 799 782
philip@holderandco.com

TD TREBOR
DEVELOPMENTS

HILLWOOD
A PEROT COMPANY®

IMPORTANT NOTICE: Gent Visick and Holder & Co give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published February 2022.