

FOR SALE

Units 1-3 White Rose Park,
Larsen Road,
Goole, DN14 6XF



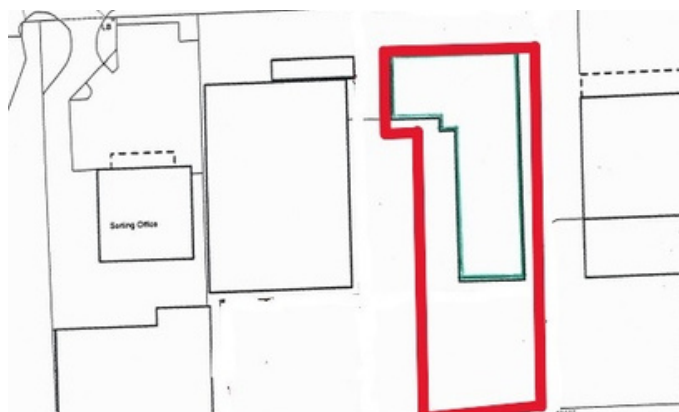
HOLDER & CO
Property Consultants



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- 7.3m eaves height
- 3 Ground Level Loading Doors
- Large Shared Yard
- Secure Site
- Rare Freehold opportunity





LOCATION

The property is located on White Rose Park, just off Larsen Road in the heart of Goole's industrial area. Access to J36 of the M62 is minutes away via New Potter Grange and Rawcliffe Road.

Goole has seen huge levels of investment over the last 5 years and attracted new occupiers such as Siemens Mobility and Metsa Tissues.

DESCRIPTION

Steel portal framed construction with 7.3m clear working eaves and 3 electrically operated roller shutter doors. The premises benefit from external yard within a secured compound.

TERMS

The premises are offered for sale freehold as a whole at a quoting figure of £650,000 exclusive of VAT.

Alternatively, our clients will consider offering Unit 1, separately from Units 2&3.

SUBJECT TO CONTRACT

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq M	Sq ft
Unit 1	229.56	2,471
Unit 2	621.95	6,695
Unit 3	233.47	2,513
Total	1,084.98	11,679

RATEABLE VALUE

Further enquiries should be directed to East Riding of Yorkshire Council.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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