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TO LET

UNITS UP TO 550,000 SQ FT

AXIS 36

GOOLE | M62 J36

PRIME BUILD TO SUIT DEVELOPMENT OPPORTUNITY

RESERVED MATTERS PLANNING GRANTED

BESPOKE INDUSTRIAL AND WAREHOUSE
UNITS AVAILABLE UP TO 550,000 SQ FT

STERLING CAPITOL

Deliverability

AXIS 36, perfectly positioned at Junction 36 of the M62, spanning approximately 29 acres offering exceptional connectivity for distribution, logistics and manufacturing end users. The prime site benefits from reserved matters planning consent approved for a single distribution facility, whilst providing the flexibility to accommodate alternative layouts (subject to planning), making it an adaptable and fully deliverable solution for diverse business needs.

AXIS 36

elite office furniture uk ltd

Glews Services

J36 / M62

M18 / M62
2.8 miles / 4 mins

Hull
23 miles / 40 mins

Doncaster
19 miles / 24 mins

Goole Station
1.9 miles / 6 mins

CRODA

GXO

ALDI

B&Q

MKM

LIDL

GUARDIAN GLASS

TESCO

SIEMENS

Indicative CGI Aerial

JUNCTION 36 / M62

A1(M),J37
26 miles, 24 minutes

Doncaster
19 miles, 24 minutes

M1,J36
40 miles, 55 minutes

Sheffield
40 miles, 50 minutes



AXIS 36

DN14 8GA, Goole, United Kingdom

Right Place, Right People

AXIS 36 enjoys an unrivalled location with immediate access to Junction 36 of the M62 motorway and the A161 Goole Link Road, providing seamless connectivity to the inland port of Goole. Just 2.1 miles to the west, the M18 intersection offers an additional gateway to key destinations, ensuring quick and efficient routes to Doncaster, Scunthorpe, and the broader Yorkshire and Humber region. This strategic positioning makes the site ideal for businesses seeking superior access to regional and national distribution networks.

Immediate Access
to **J36 M62**

Economically Active
Population 3 Million
(within 1 hours drive)

Local Skilled Manual
Labour 25.2%
(compared to 20.9% UK)

Local Labour Catchment
Increase 4.1%
(over next 10 years)

Average Warehouse
Salary £27,790
(1.5% below national average)

Direct access to the inland
Port of Goole

Drive Times

Road	Distance	Time
J36 | M62	0.5 mile	1 min
M18	2.8 miles	4 mins
M180	9.5 miles	11 mins
Hull	23 miles	40 mins
Leeds	33 miles	46 mins
Sheffield	40 miles	50 mins

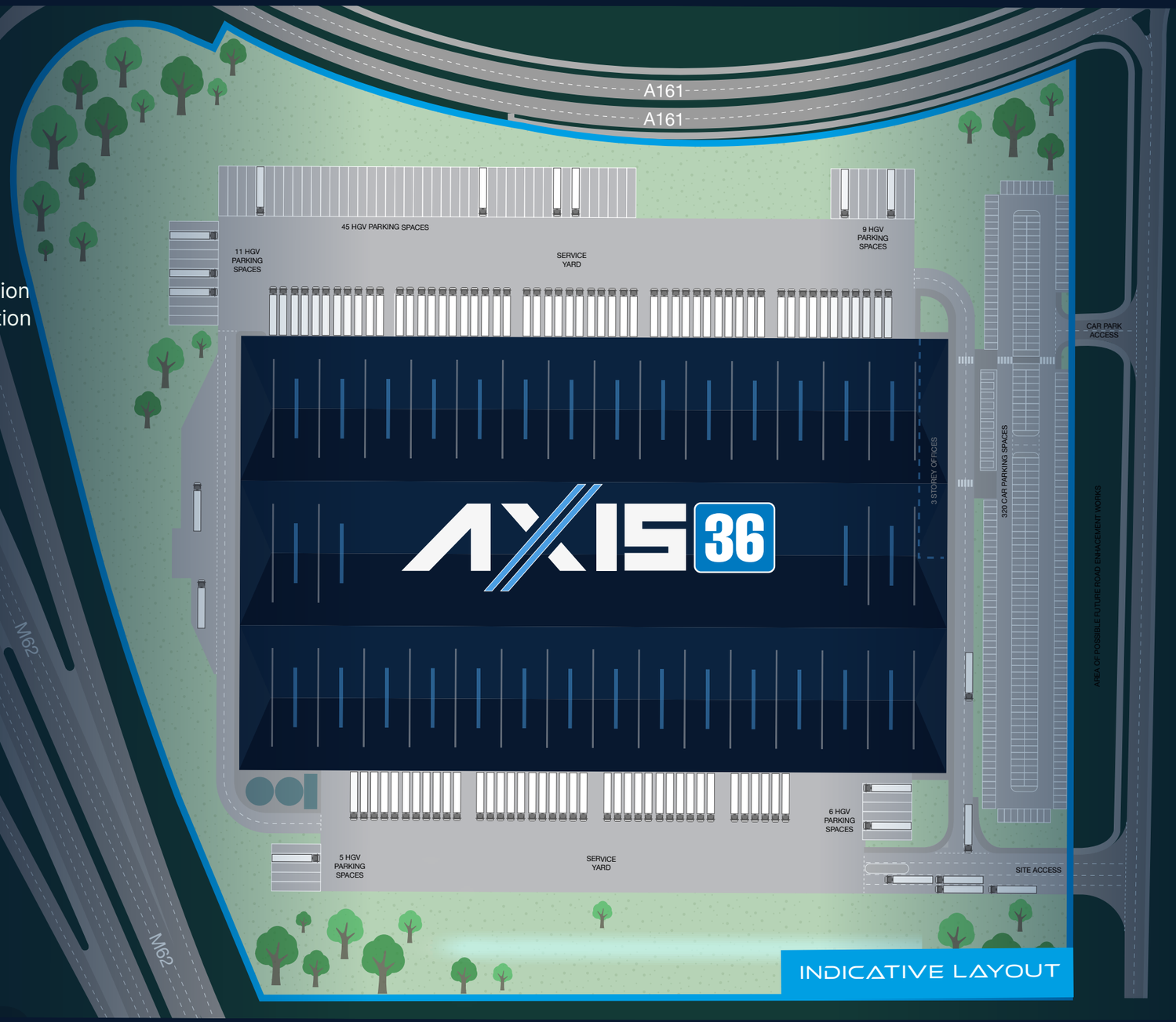
Eaves Height
Of 15M

Cross Dock Configuration
with 360° HGV circulation

95 Loading Doors

Max Yard Depth
of 60M

Up to
7 MVA



320 Car
Parking Spaces

Large
Secure Yard

Fitted
Office Space

76 HGV
Parking Spaces

INDICATIVE ACCOMODATION	SQ FT GIA
Ground Floor Warehouse	450,000
3 Storey Offices	22,500
Total	472,500

AXIS 36

AXIS 36

DN14 8GA, Goole, United Kingdom

Location

M62, J36
2 Mins, 0.3 Miles

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Scotton
Harrogate
Earswick
Stamford Bridge
Wilsthorpe
Fraisthorpe
Driffield
Hutton Cranswick
Beeford
Catwick
Wetherby
Fulford
York
Pocklington
Elvington
Tadcaster
Market Weighton
Home-on-Spalding-Moor
Beverley
Cottingham
Hull
Bilton
Leeds Bradford Airport
Horsforth
Leeds
Pudsey
Garforth
Sherburn In Elmet
Selby
Howden
South Cave
Goole
Port of Goole
Hull Port
Morley
Rothwell
Wakefield Europort
Castleford
Batley
Dewsbury
Wakefield
Normanton
Featherstone
Hemsworth
South Elmsall
Barnsley
Penistone
Dodworth
Wombwell
Doncaster
Mexborough
Hoyland
Stocksbridge
Rotherham
Iport

M621 M1 M62 A1(M) A19 A64 A59 A658 A660 A61 A58 A645 A63 A1041 A166 A614 A1035 A1079 A164 A165 A642 A638 A637 A628 A635 A616 A630 A629 M18 M180 A1 A161 A15 A46 A1173



AXIS 36

GOOLE | M62 J36

Terms

The site can offer bespoke warehouse and industrial units designed to occupiers exact property requirements (subject to planning).

Utilities

Significant electrical supply capacity (up to 7MVA) may be available in the immediate area. For further information, please refer to the dedicated data room.

Data Room

A dedicated data room is available.
For access, please contact the joint agents.

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