FLEXIBLE LEASE TERMS AVAILABLE

W3W///LOUDNESS.BLAZERS.WEALTH ///

HOWDEN 287

HOWDEN DYKE ROAD, HOWDEN, DN14 7UW

TO LET / MAY SELL

HIGHLY PROMINENT FULLY FITTED DISTRIBUTION WAREHOUSE

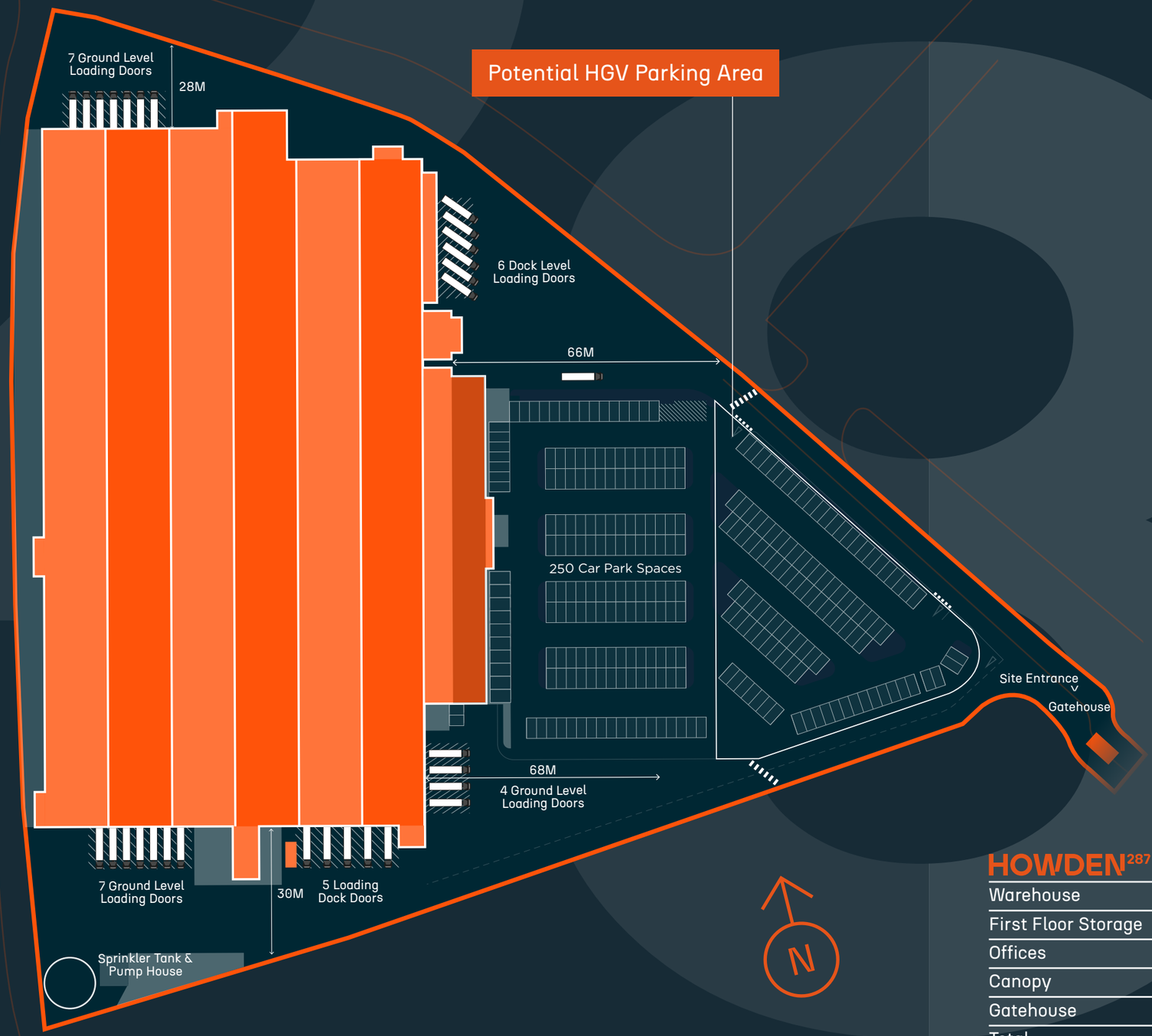
UP TO 287,689 SQ FT

FULLY FITTED DISTRIBUTION FACILITY IN STRATEGIC LOCATION

Howden 287 presents a unique opportunity to lease a modern distribution warehouse, offering 287,589 sq ft. The facility is fully fitted with racking, sprinklers, lighting and heating enabling immediate occupation. The site is strategically located at Junction 37 of the M62 providing superb access to the east coast ports, M18, A1(M) and the wider UK motorway network.



SPECIFICATION



- 14.7m Eaves Height
- Up to 68 metre yard depth
- Racking Fitted Offering From 5,800 Pallet Spaces
- LED Warehouse Lighting Fitted
- Cross Loading Distribution Facility
- Up to 1.5 MVA Power Supply
- 11 Dock Level Loading Doors
- Fully secure site with Gatehouse + Barrier Entry
- 18 Ground Level Loading Doors
- Up to 250 Car Parking Spaces
- Sprinkler System Fitted
- Modern HQ offices with extensive welfare provisions

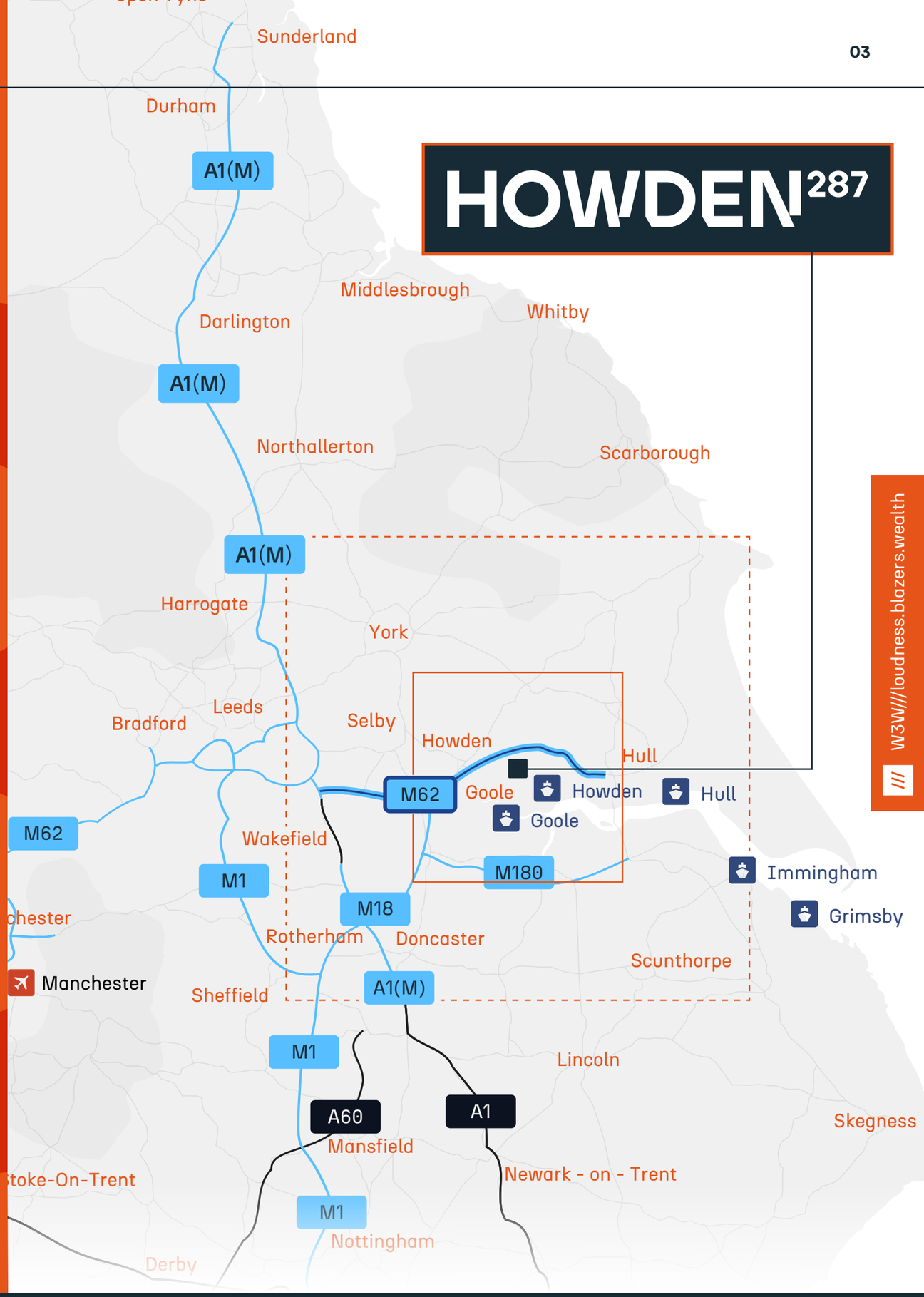
HOWDEN[287]	Sq M	Sq Ft
Warehouse	14,429	155,314
First Floor Storage	7,991	86,015
Offices	4,096	44,091
Canopy	185	1,990
Gatehouse	16	174
Total	26,717	287,589

BUILT AROUND EXCEPTIONAL CONNECTIVITY

Howden 287 is located just 1 mile from Junction 37 of the M62, offering strategic east–west connectivity to Hull and Wakefield and Leeds via the M62 motorway. The property also benefits from excellent access to the M18 and A1(M) Motorways as well as all four east coast ports of Goole, Hull, Immingham and Grimsby.

Location	Distance	Drive Time
M18	7 Miles	8 Mins
M180	13 Miles	15 Mins
A1(M)	20 Miles	21 Mins
Doncaster	23 Miles	25 Mins
York	19 Miles	27 Mins
Leeds	33 Miles	35 Mins
Port of Howden	0.5 Miles	1 Min
Port of Goole	4 Miles	8 Mins
Port of Hull	24 Miles	25 Mins
Port of Immingham	40 miles	44 Mins
Port of Grimsby	44 miles	48 Mins





DEMOGRAPHICS

UNRIVALLED CONNECTIVITY AND LABOUR MARKET REACH

Howden 37 benefits from immediate access to a large and skilled labour pool across East Yorkshire and the wider Northern region.

The property sits within easy reach of large urban centres including Hull, Doncaster and York, giving occupiers access to over 2 million people within a 45–60 minute drive time. Its strategic position supports businesses requiring strong workforce availability and rapid access to consumer markets across the North of England.

Source: ONS, Nomis

Port of Howden 0.5 miles away & features 4 general cargo berths with craneage

Port of Immingham Handles Over 46m Tonnes Of Cargo Every Year

Regional Annual Salary 11% Lower Than National Average

323,407 Economically Active People Within a 30-Minute Drive

642,740 People Within a 30-Minute Drive

Goole Port Supports Around 1,500 Jobs Across The Uk

Humber Ports Handle £75bn of Trade Per Year

Port of Hull Handles Over 10m Tonnes of Cargo Every Year

HOWDEN 287

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Terms

The property is available on either a new full repairing and insuring lease for a term to be agreed or a sale of the freehold interest.

Further information including the quoting or price is available upon application.

Inspections

Viewing strictly by prior appointment via the joint appointed agents.

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