GV &Co™ PROPERTY CONSULTANTS

HOLDER & CO Property Consultants

TO LET

Modern Detached Warehouse Premises

48,046 sq ft (4,464 sq m)



- Superb access to Junction 36 of the M62 Motorway and Port of Goole
- Eaves height of 8.17 metres
- Large secure yard and loading area
- Loading via 3 ground & 3 dock level doors
- Fully secure and gated site
- Racked with 2,200 pallet positions

Britannia Road

Goole, DN14 6ET

Britannia Road

Goole, DN14 6ET



- Eaves height of 8.17 metres
- Loading via 3 ground level and 3 dock level doors
- Large secure yard and loading area
- Racked with 2,200 pallet positions
- Fully secure and gated site



ACCOMMODATION

Accommodation	Sq m	Sq ft
Warehouse	3,779.90	40,687
Ground Floor Offices	230.65	2,483
First Floor Offices	330.93	3,562
Second Floor Offices	122.08	1,314
Total	**4,463.56**	**48,046**
Mezzanines	1,772.68	19,080

Britannia Road

Goole, DN14 6ET













EPC

A copy of the EPC is available upon request.

TERMS

The property is available by way of a sub-lease or assignment of the existing lease.

Further information and rent on application.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in connection with any transaction.

Britannia Road

Goole, DN14 6ET

LOCATION

The property is strategically located within ½ mile of the Port of Goole and circa 1.5 miles from Junction 36 of the M62 Motorway.

The building is also ideally situated to access all of the East Coast ports such as Immingham, Grimsby and Hull.

The premises are accessed off Britannia Road, which leads directly to Junction 36 of the M62 Motorway via Andersen Road (A161).





CONTACT DETAILS

For further information or to arrange a site inspection contact the agents:

Paul Mack
07921 933 636
paul@gvproperty.co.uk

Owen Holder
07917 052 309
owen@holderandco.com

Jonathan Jacob
07809 526 118
jonathan@gvproperty.co.uk

Philip Caspell
07714 799 782
philip@holderandco.com

GV&Co™
gvproperty.co.uk

HOLDER & CO
Property Consultants

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither GV&Co, Holder & Co Limited nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. March 2026.