

# TO LET

Unit 5 White Rose Park,  
Larsen Road,  
Goole, DN14 6XF



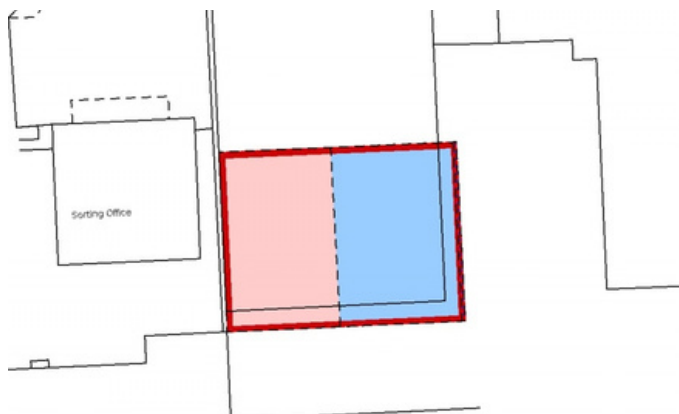
**HOLDER & CO**  
Property Consultants



Unit 5 White Rose Park,  
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- 6.3m eaves height
- 2 Ground Level Loading Doors
- Large Shared Yard
- Secure Site
- Superb location off J36 M62





## 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 6.3m clear working eaves and two roller shutter doors. The premises benefit from shared external yard within a secured compound.

## TERMS

The premises are offered TO LET via new lease at a rental of £68,300 per annum exclusive of VAT.

**SUBJECT TO CONTRACT**



## ACCOMMODATION

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

| Unit 5       | Sq Ft         | Sq M          |
|--------------|---------------|---------------|
| Warehouse    | 10,116        | 939.81        |
| <b>Total</b> | <b>10,116</b> | <b>939.81</b> |

## 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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