TO LET / FOR SALE

2 New Industrial / Warehouse Units

41,800 – 77,000 sq ft

(3,883 - 7,153 sq m)

OZONE

BUSINESS PARK

HOWDEN DN14 7SE J37 M62



ozonebusinesspark.co.uk

OZONE BUSINESS PARK

HOWDEN DN14 7SE J37 M62

DESCRIPTION

The next phase of **Ozone Business Park** will deliver over 120,000 sq ft of B2 and B8 industrial, manufacturing and distribution space. This additional space will underpin the already well-established park, which includes major occupiers such as **Warburtons, DHL, YARA, DPD & Timloc**.

The next phase of **Ozone Business Park** will create up to c.190 full-time equivalent jobs and further drive economic activity in the area.











SKILLS & SECTORS

21,000
Manufacturing workers in East Riding of Yorkshire
(16.1% vs 7.6% UK)
(ONS 2023)

6,000
Transport and Storage workers in East Riding of Yorkshire
(4.6% vs 5.1% UK)
(ONS 2023)

SPECIFICATION

Ozone Business Park offers 2 detached units, constructed to the highest of standards providing quality warehouse or manufacturing accommodation built to an institutional specification. The units will offer occupiers, sustainable and efficient space to enable their businesses to flourish in an established and sought after location.

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OZ77 Features

- Yard Depth **45m**
- Eaves Height **10m**
- Dock Level **5 doors**
- Level Access **2 doors**
- Power Supply **200 KVA**
- Car Parking **96 cars**
- EV Charging **6 cars**
- Floor Loading **50 KN/m²**

OZ42 Features

- Yard Depth **40m**
- Eaves Height **10m**
- Dock Level **2 doors**
- Level Access **2 doors**
- Power Supply **150 KVA**
- Car Parking **52 cars**
- EV Charging **6 cars**
- Floor Loading **50 KN/m²**

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ESG PROVISION

BREEAM® A

Target BREEAM Excellent / EPC A

EV

EV Charging

Automatic PIR LED Lighting to Offices

Optional Air Source Heat Pump

Optional PV / Battery Storage

Optional Rainwater Harvesting

Dedicated Picnic & Wellbeing Areas

Cycle Storage















STRATEGIC LOCATION

Ozone Business Park is situated in an excellent location for logistics and manufacturing companies. Located within a very well established and expanding industrial estate in Howden near Goole which offers unrivalled access to Junction 37 of the M62 connecting Liverpool, Manchester, Leeds, Goole and Hull. Howden is situated in the Vale of York and is served by Howden railway station, which has services to Leeds, Selby, York, Hull and London.

AVAILABILITY

Unit	Warehouse	Offices	Total
OZ77	70,000 sq ft	7,000 sq ft	77,000 sq ft
OZ42	38,000 sq ft	3,800 sq ft	41,800 sq ft
Total	**108,000 sq ft**	**10,800 sq ft**	**118,800 sq ft**

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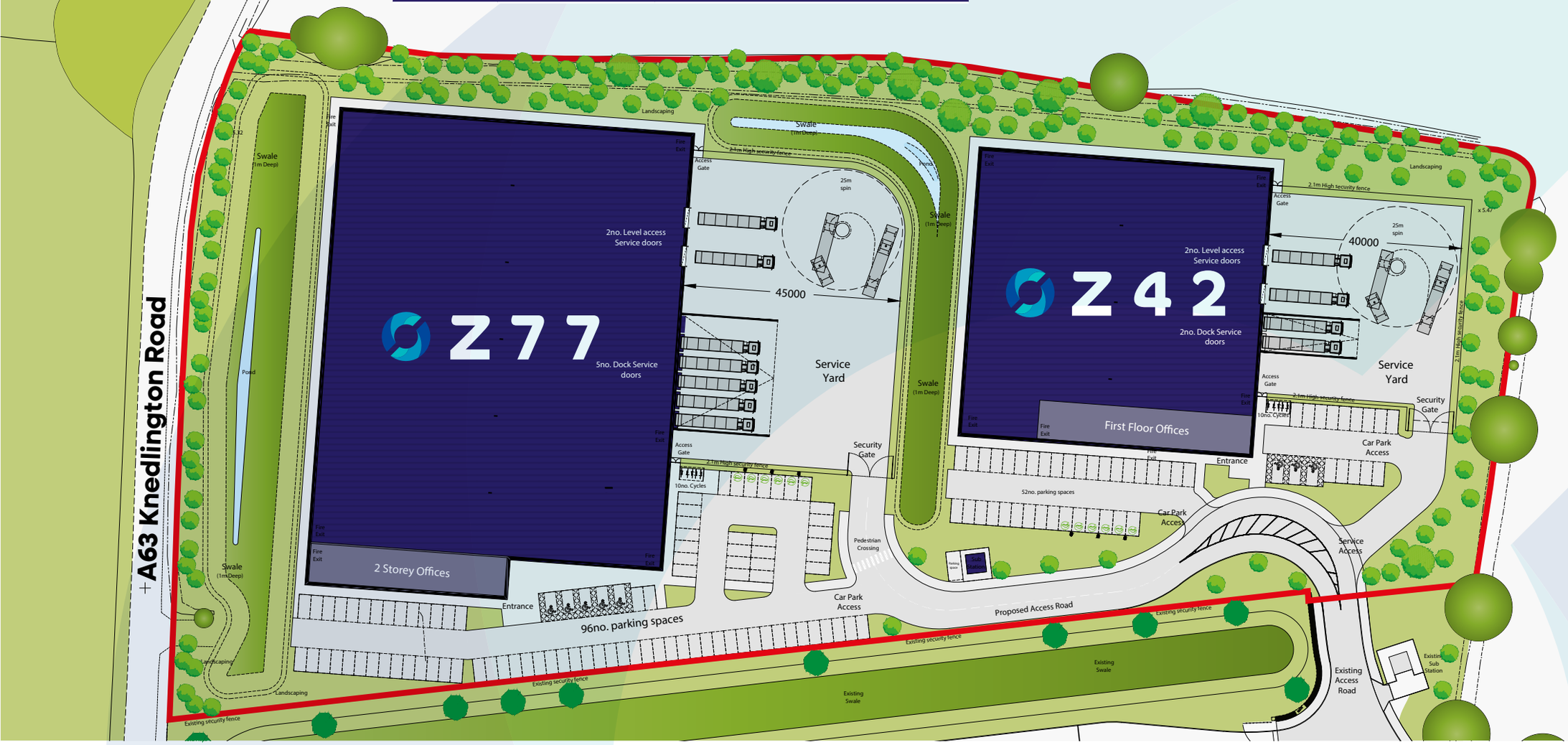

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TERMS

The units are available by way of new full repairing and insuring leases to be agreed. The units are also available on a freehold basis. Further details are available upon request.

SERVICE CHARGE

A service charge will be payable to cover the maintenance of the common parts. Please refer to the agents for more information.

VAT & LEGAL COSTS

VAT will be charged where applicable. Each party to be responsible for their own legal costs incurred in the transaction.

BREEAM & EPC

BREEAM Excellent and an EPC rating A are targeted throughout the development.

TIMING / PLANNING

Ozone Business Park benefits from outline planning consent for B2 and B8 uses. Reserved matters and building delivery to be run in parallel - 12 months.

CONTACTS

For further information, please contact the joint agents.

IMPORTANT NOTICE. These particulars are not an offer or contract, nor part of one. You should not rely on statements by PPH Commercial or DTRE in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. PPH Commercial and DTRE has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Design by www.thedesignexchange.co.uk. March 2025.

PPH COMMERCIAL 01482 648888
pph-commercial.co.uk

Ben Medhurst
M: 07710 344 603
E: ben.medhurst@pph-commercial.co.uk

Ben Cooper
M: 07702 671 380
E: ben.cooper@pph-commercial.co.uk

DTRE
0113 856 1726
www.dtre.com

Andrew Lynn
M: 07795 107 469
E: andrew.lynn@dtre.com

Rob Kos
M: 07709 846 930
E: rob.kos@dtre.com