

Britannia Business Units Britannia Road Industrial Estate Goole



A SUPERB DEVELOPMENT OF INDUSTRIAL UNITS FOR SMEs AND INVESTORS

- Situated on major Industrial and Business Estate
- Quick access to M62
- Established and expanding business location
- Easy access to town centre
- Ideal for owner occupiers
- Excellent SIPP investments

FOR SALE

Leases also available

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

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Location

The property is located in an established industrial position within the main commercial area on the outskirts of Goole, close to the M62 (junction 36) affording the site excellent road links.

The area benefits from a new dual carriageway from the Junction 36 roundabout connecting to Andersen Road. This opens the whole area up for development and will be a direct benefit to businesses locating at The Britannia Units, being part of a growing and vibrant business community.

Goole has a growing economy, with a wide range of employers already located in the town and new businesses being attracted.

Strategically, the town is extremely well-positioned with major road links, commercial port, a railway station and bus service. The town benefits from excellent shopping and leisure facilities and offers a range of new and traditional housing.

Description

The subject development is by a highly respected Yorkshire builder and developer that has recently completed successful schemes in Malton and Selby. The development comprises 11 brand new single storey units, constructed of traditional cavity brick and double skin insulated sheet construction with concrete floor and an even pitched sheet clad roof.

Internally, the properties are provided with an open plan lay-out with painted blockwork perimeter walls to 2.475m all round and will include a W.C. (DDA compliant) and a kitchenette/tea point. Additional fit out requirements can be accommodated. Each property has a roller shutter loading door.

The units will be serviced including lighting and small power to workshop area. Incoming services of 3phase electric to all but the 752 sq ft units.

Externally, the units have a good sized shared access road and hardstanding for loading and parking.

Floor Areas

Individual units of between 70 – 213 sq.m (752-2292 sq.ft) GIA can be provided. Larger requirements can be accommodated

Rateable Value

The properties are yet to be assessed for rating purposes.

Tenure

The properties will be offered on a freehold basis. Leases will also be considered

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Prices

1 -	213 sq m (2292 sq ft)	£210,500	7 -	161 sq m (1729 sq ft)	£165,000
2 -	106 sq m (1137 sq ft)	£117,500	8 -	141 sq m (1522 sq ft)	£149,500
3 -	106 sq m (1137 sq ft)	£117,500	9 -	70 sq m (752 sq ft)	£85,500
4 -	141 sq m (1522 sq ft)	£149,500	10 -	70 sq m (752 sq ft)	*LET*
5 -	141 sq m (1522 sq ft)	£149,500	11 -	141 sq m (1522 sq ft)	£149,500
6 -	161 sq m (1729 sq ft)	£165,000			

Please contact the agents for pricing details of larger units. Prices are subject to VAT

Further Enquiries

Please contact the Sole Agents, MPC Limited, email andrew@mcbeathproperty.co.uk
tel. 07725 416002 or 01904 692929.

Subject to Contract - 0116rev0617



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

MPC



Britannia Units

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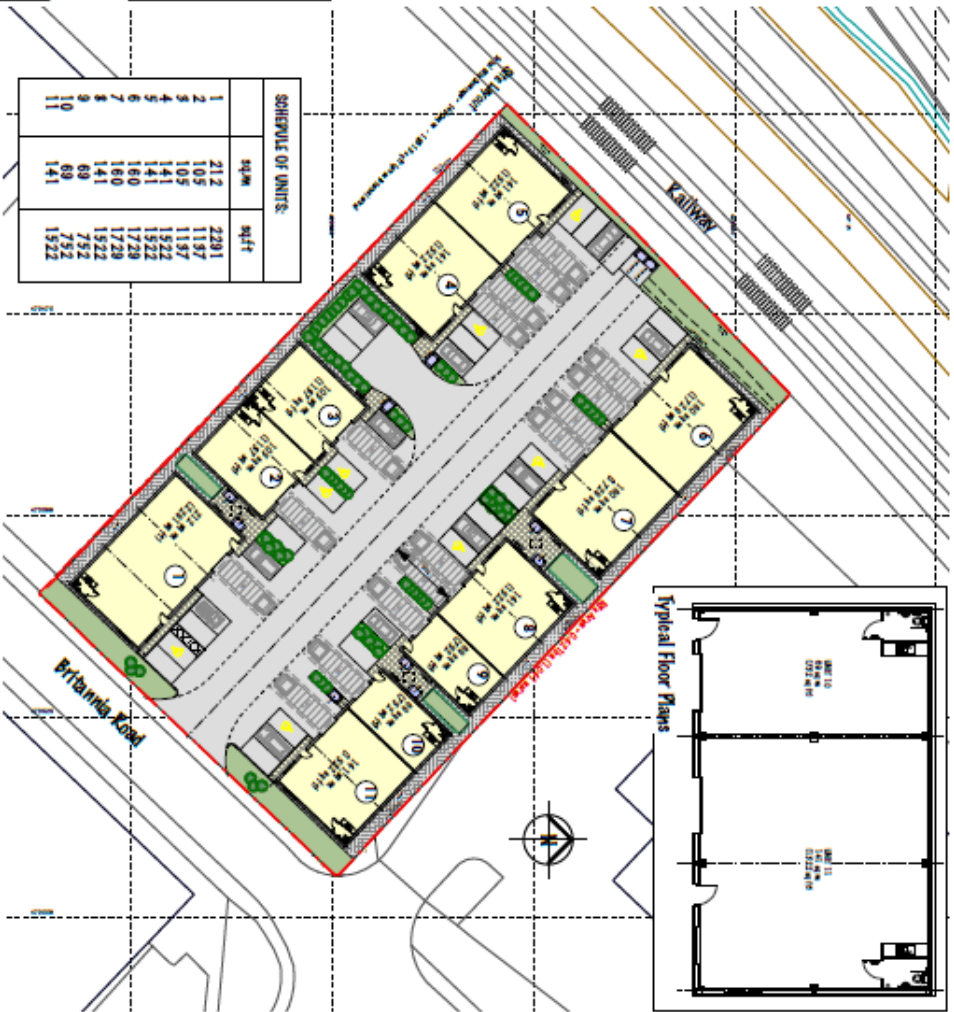
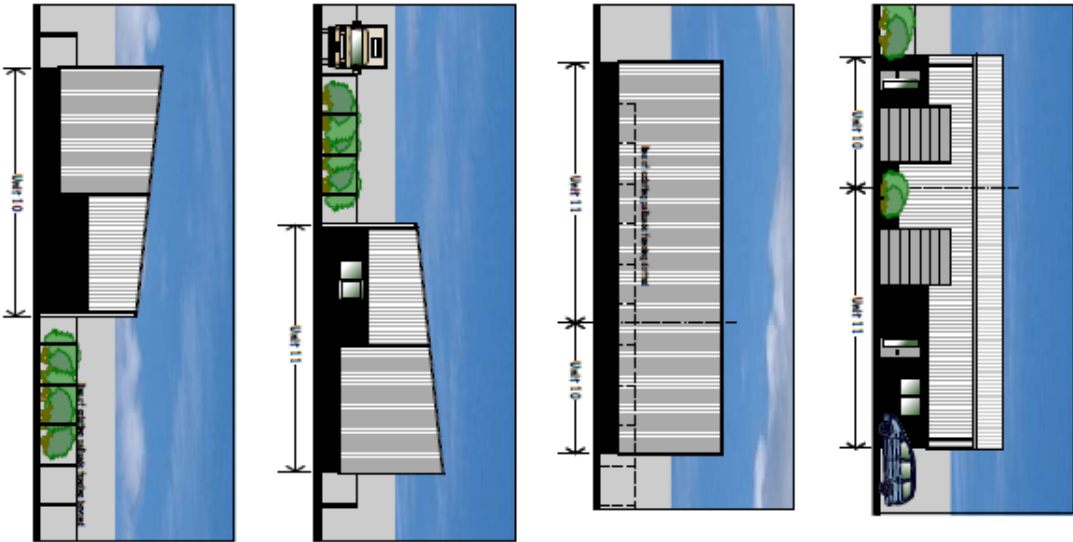
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Typical Elevations



SCHEDULE OF UNITS		
	sqm	sqft
1	212	2291
2	105	1137
3	105	1137
4	141	1522
5	141	1522
6	160	1720
7	160	1720
8	141	1522
9	69	752
10	141	1522
11	141	1522

A Development by BDS Building Ltd
 Britannia Business Park,
 A Development of B1 Industrial Units,
 Britannia Road, Goole, DN14 6ET.

Tel No 01904 608005

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