

Units 2 and 3 Britannia Business Park  
Britannia Road Industrial Estate  
Goole DN14 6ET



**SITUATED ON A SUPERB DEVELOPMENT OF NEW INDUSTRIAL UNITS**

- Situated on major Industrial and Business Estate
- Quick access to M62
- Established and expanding business location
- Easy access to town centre
- Brand new adjoining units
- Available separately or as a whole

**TO LET**

**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.

### 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 units form part of a 11 unit development by a highly respected Yorkshire builder and developer that has 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 have lighting and 3 phase power to the workshop area.

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

### Floor Areas

Unit 2 - 106 sq m (1137 sq ft)

Unit 3 - 106 sq m (1137 sq ft)

### Rateable Value

The properties are yet to be assessed for rating purposes.

### Tenure

The properties are available on new full repairing and insuring leases.

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## Rentals

Each unit is available at an initial rental of £6825 per annum plus VAT.

### Further Enquiries

Please contact the Sole Agents, MPC Limited, email [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)  
tel. 07725 416002 or 01904 692929.

Subject to Contract – 030818

### Indicative photos



## MCBEATH PROPERTY CONSULTANCY LIMITED

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

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TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

# MPC



**Britannia Units**



**IMPORTANT NOTICE**

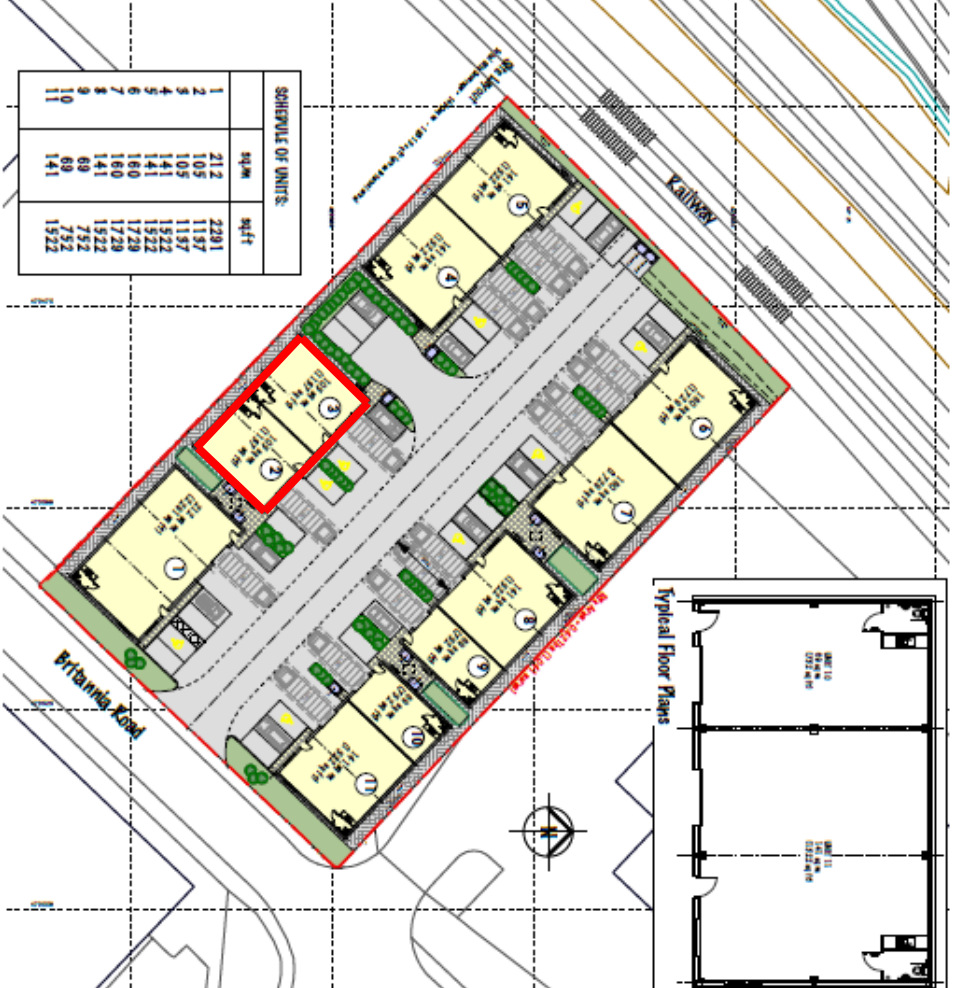
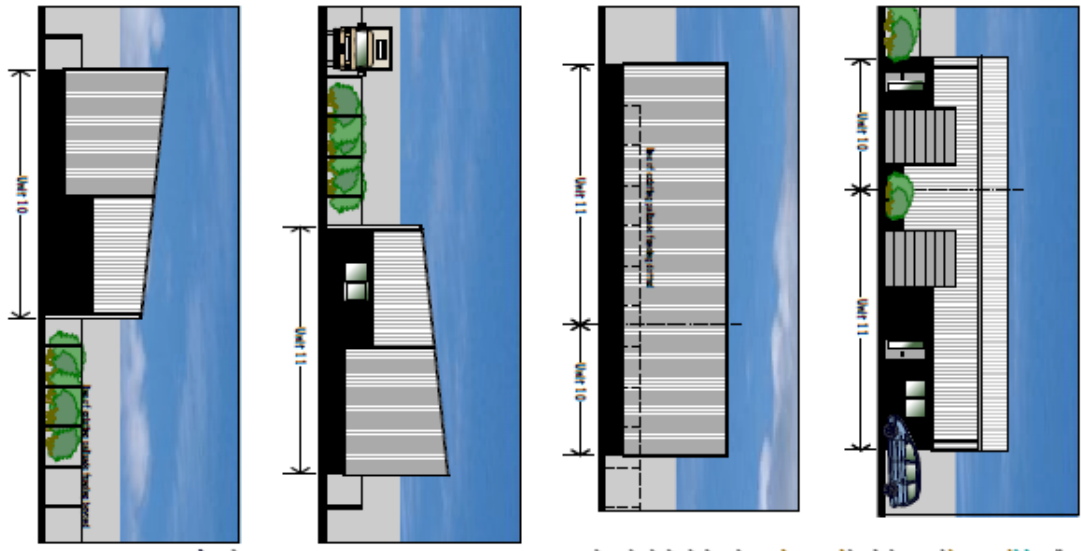
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Typical Elevations



SCHEDULE OF UNITS		
	sqm	sqft
1	212	2281
2	105	1137
3	105	1137
4	141	1522
5	141	1522
6	180	1928
7	180	1928
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.

**ht**architects  
 Work Place Studio  
 8 Britannia Street  
 Leeds, LS1 2DZ  
 T: 0113 244 3457  
 E: info@htarchitects.co.uk  
 www.htarchitects.co.uk

Tel No 01904 608005

REV B

The subject units are shown edged red on the plan

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