

GOOLE 2324

TO LET

232,150 SQ FT (21,567 SQ M)

UNIT 1, TOM PUDDING WAY, GOOLE,
EAST YORKSHIRE, DN14 6BS

GOOLE 2324

The unit sits adjacent to the junction, allowing quick and uninterrupted access to the motorway and Goole Port. The location is popular with key national and international occupiers such as Siemens, Stobart, GXO and Guardian Glass.

M62

J36



M62 J36
0.7 miles / 2 mins

A161

M62

SIEMENS

RWE

SCREWFIX

TOOLSTATION



GXO



GUARDIAN

A161

SIEMENS



LEEDS BRADFORD
46.9 miles / 59 mins



SHEFFIELD
39.6 miles / 40 mins



PORT OF GOOLE
1.7 miles / 5 mins



HULL CENTRE
28.3 miles / 30 mins

TESCO

Location

Goole is strategically located on Junction 36 of M62, a key arterial route linking Liverpool to Hull via Manchester, Leeds, Normanton and Goole. Goole Docks is located 1 mile to the east, and is the UK's premier inland port, handling over 1.5 million tonnes of cargo annually benefitting from a dedicated rail freight terminal.

GOOLE 2324

30 mins

1 hour

2 hours

4 hours



642,740 People Within
A 30-Minute Drive



323,407 Economically
Active People Within A
30-Minute Drive



Port of Immingham
Handles Over 46m Tonnes
Of Cargo Every Year



Goole Port Supports
Around 1,500 Jobs
Across The UK



Humber Ports Handle
£75bn of Trade
Per Year



Port of Hull Handles Over
10m Tonnes of Cargo
Every Year

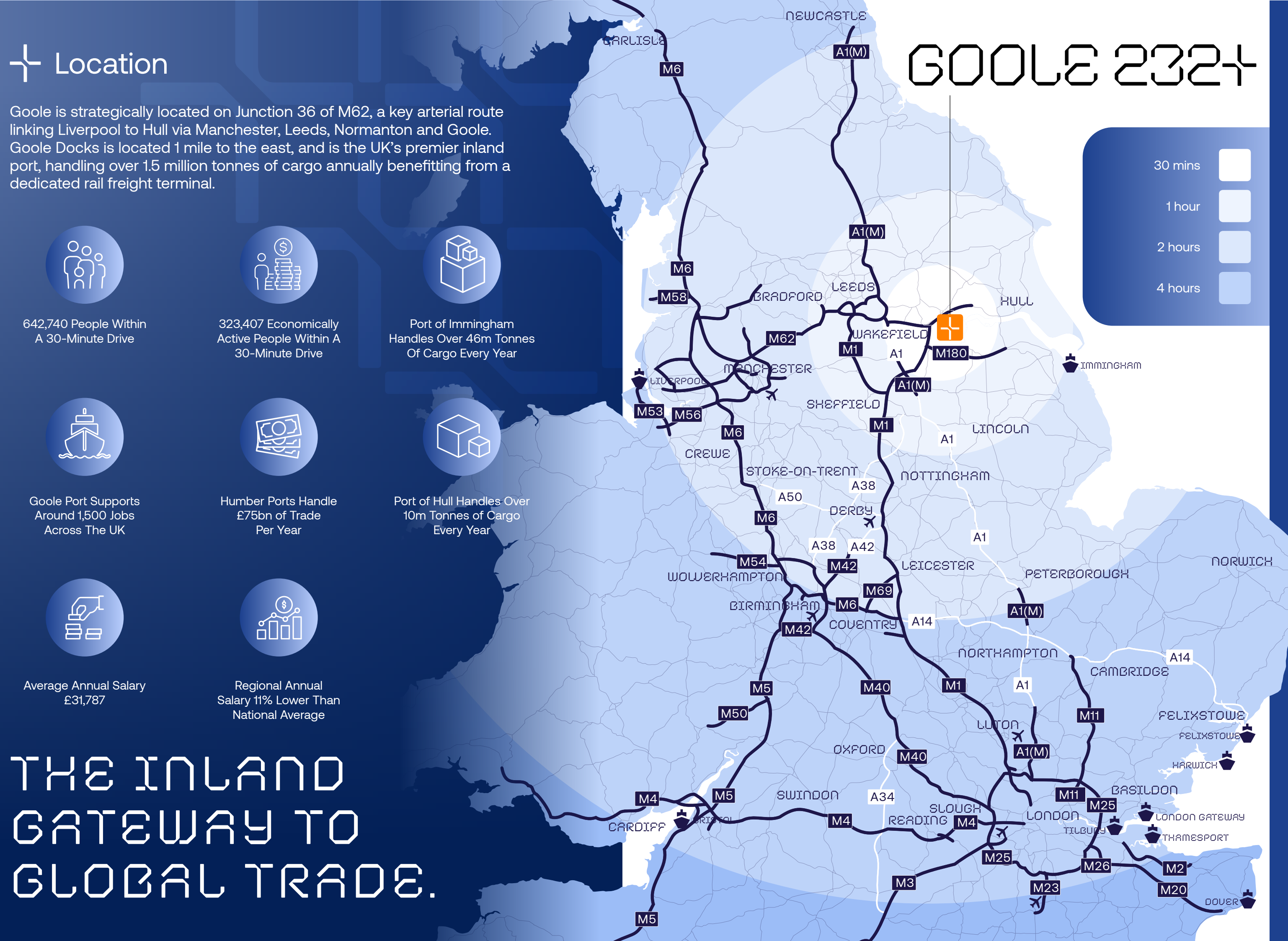


Average Annual Salary
£31,787



Regional Annual
Salary 11% Lower Than
National Average

THE INLAND GATEWAY TO GLOBAL TRADE.



Specification



2 Level
Access Doors



14 Dock
Level Doors



14m Clear
Eaves Height



65 KN/M2
Floor Loading



193 Car
Parking Spaces



13 HGV
Parking Spaces



1 MVA
Power Supply



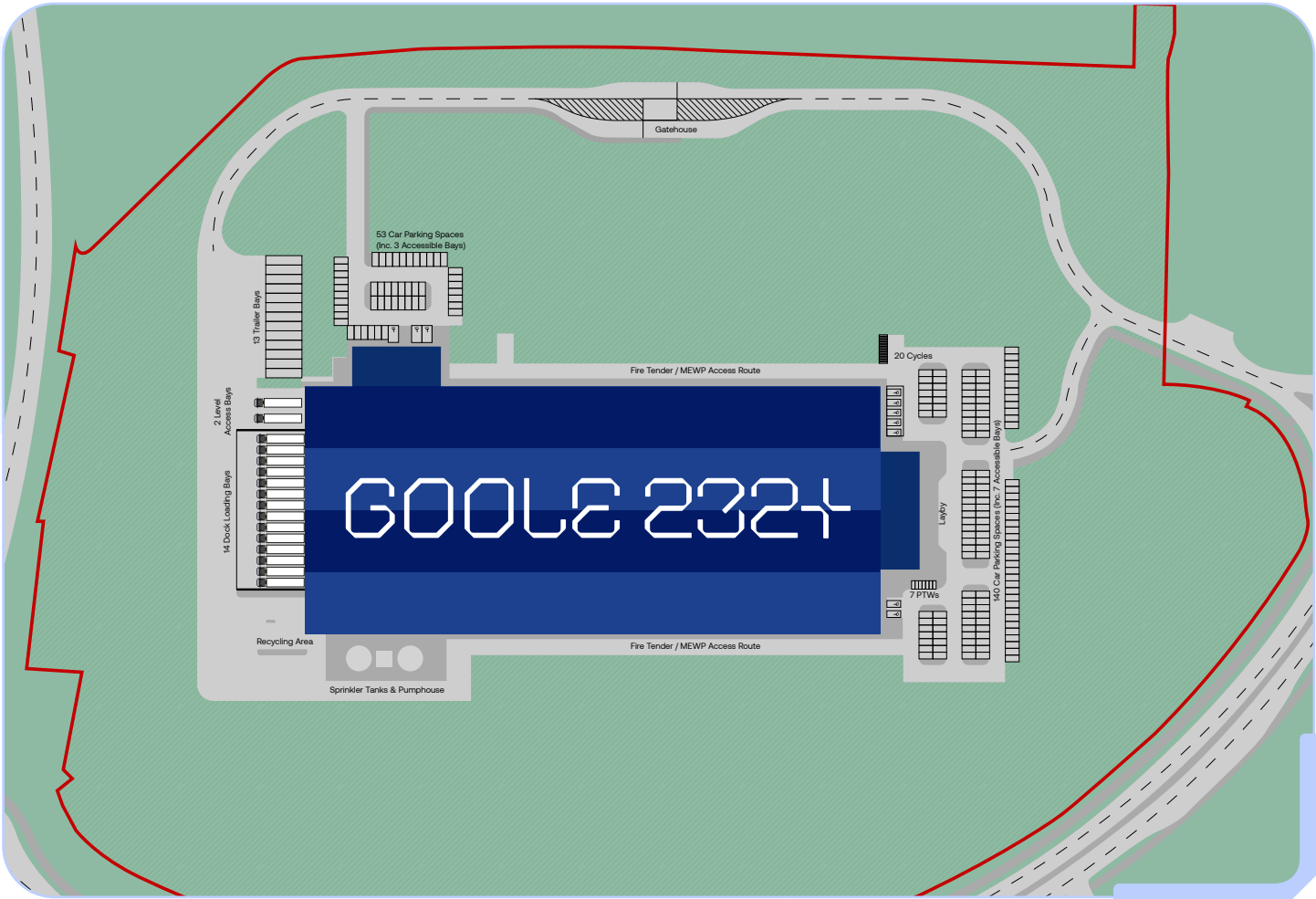
Secure Yard
With Gatehouse



BREEAM –
Very Good

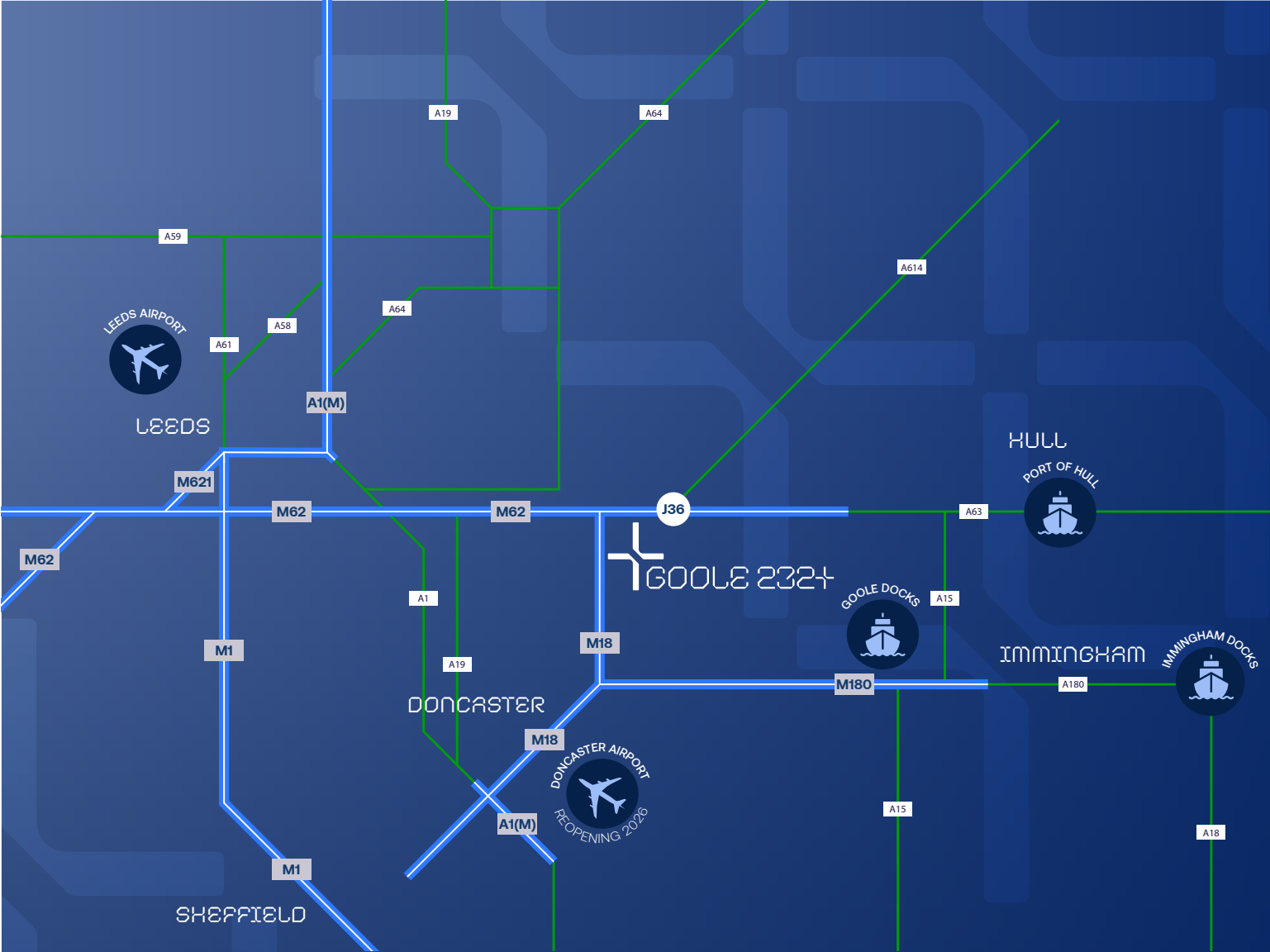


EPC Rating
A



Accommodation

DEMISE	SQ FT	SQ M
Warehouse	207,150	19,245
Three-Storey Office (Southern Side)	15,000	1,394
Two-Storey Office (Eastern Side)	10,000	929
Total	232,150	21,567



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Connectivity

Roads	Distance	Time
J36 M62	0.7 miles	2 minutes
J35 M62 / J7 M18	3.3 miles	5 minutes
J5 M18 / M180	10.2 miles	12 minutes
J33 M62	15.9 miles	15 minutes
J2 M18 / J35 A1(M)	21.4 miles	22 minutes

Port	Miles	Minutes
Port of Goole	1.7 miles	5 minutes
Port of Immingham	46.6 miles	50 minutes

J36 M62
2 mins.

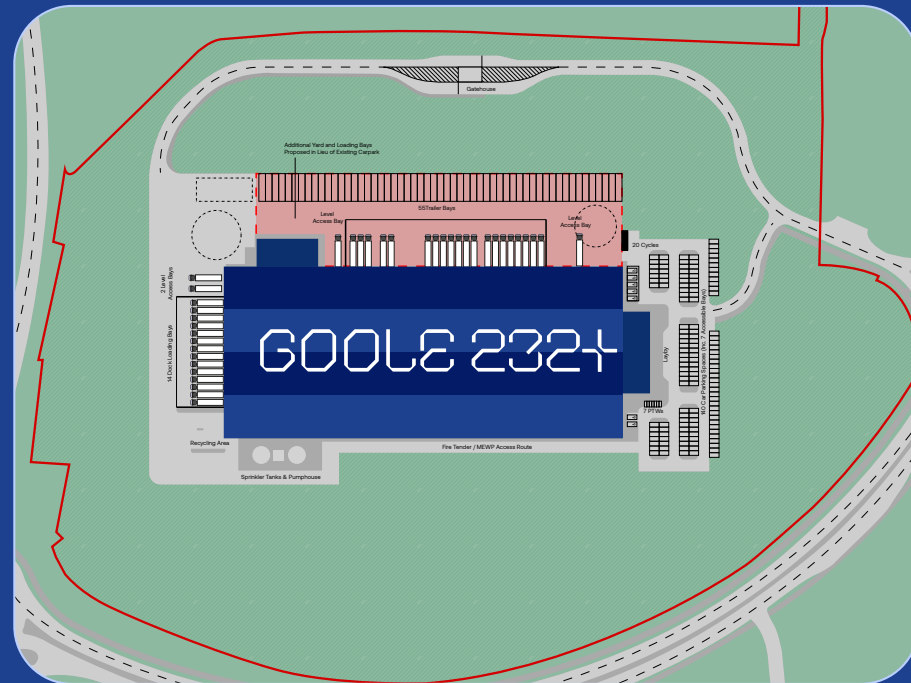
Rail	Miles	Minutes
Port of Goole Rail Freight Terminal	1.6 miles	4 minutes
Goole Station	2 miles	6 minutes

Airport	Miles	Minutes
Doncaster (Reopening 2026)	20.5 miles	30 minutes
Humberside	38.2 miles	40 minutes
Leeds Bradford	46.9 miles	59 minutes

Development Potential

The property is currently underutilised and represents an opportunity to extend to create more useable space. We have highlighted different options available to a prospective tenant.

OPTION 1 - SIDE DOCKS

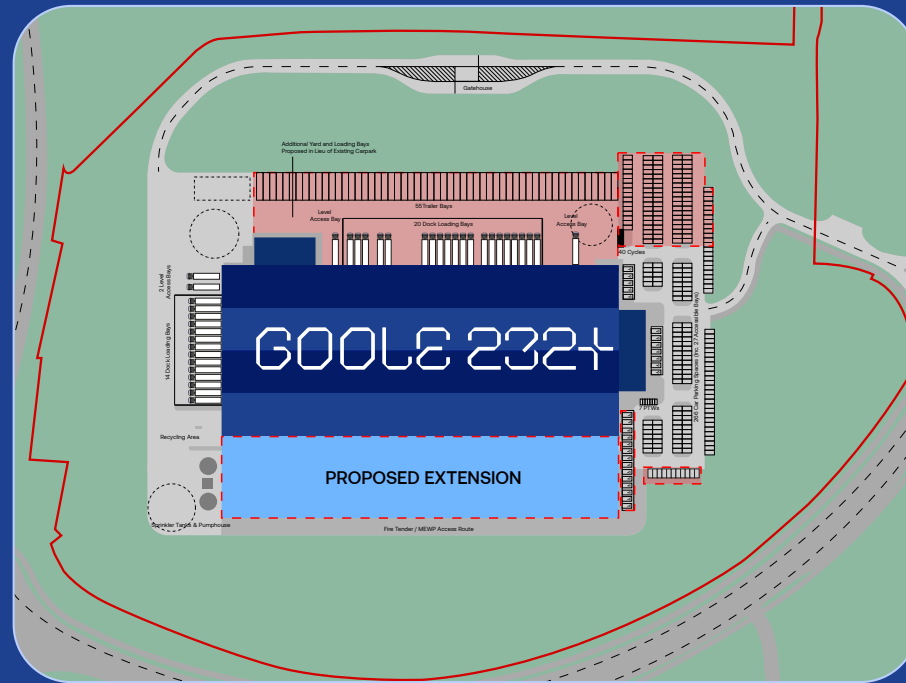


2 Level
Access Doors



20 Dock
Level Doors

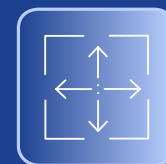
OPTION 2 - WAREHOUSE EXTENSION AND SIDE DOCKS



2 Level
Access Doors

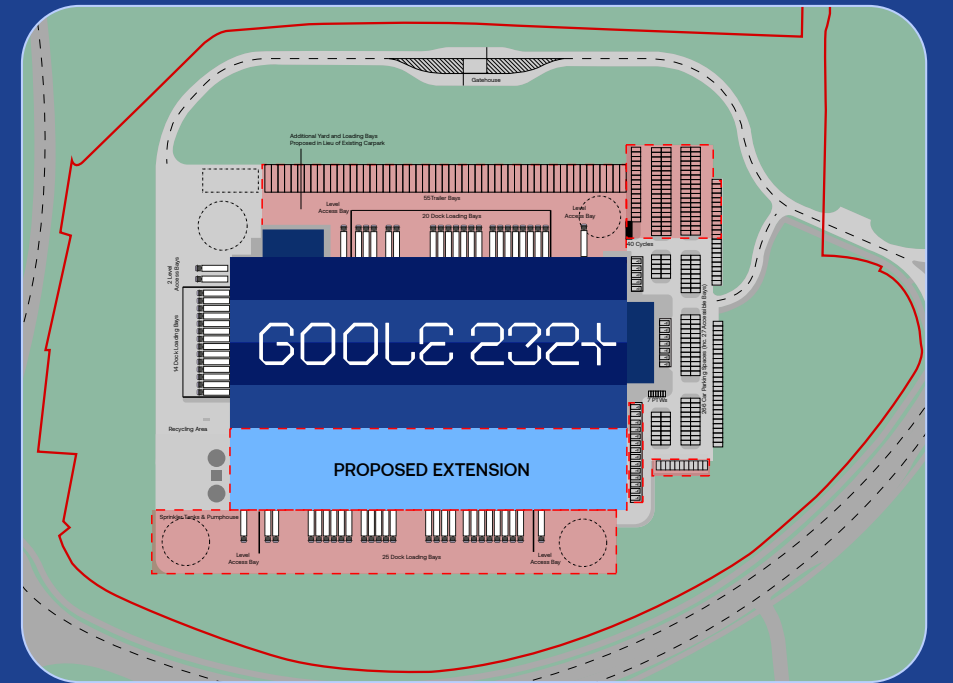


20 Dock
Level Doors



+ 105,000 sq ft

OPTION 3 - WAREHOUSE EXTENSION AND CROSS DOCKED



4 Level
Access Doors



45 Dock
Level Doors



+ 105,000 sq ft

UNIT 1, TOM PUDDING WAY, GOOLE,
EAST YORKSHIRE, DN14 6BS

Terms On Application

The unit in its current form is available via an assignment or sub-lease
expiring 1st October 2040

Alternatively:

1. A new lease may be available for the unit in its current form, subject
to agreement of terms with the landlord
2. A new lease for the proposed new unit additions detailed previously,
subject to landlord approval and planning permission.

Further details are available upon request.

Business Rates

From 17 May 2024 to present, the property has a current rateable value
of £950,000 according to the Valuation Office Agency (VOA).



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GOOLE 2024