

GOOLE 232+

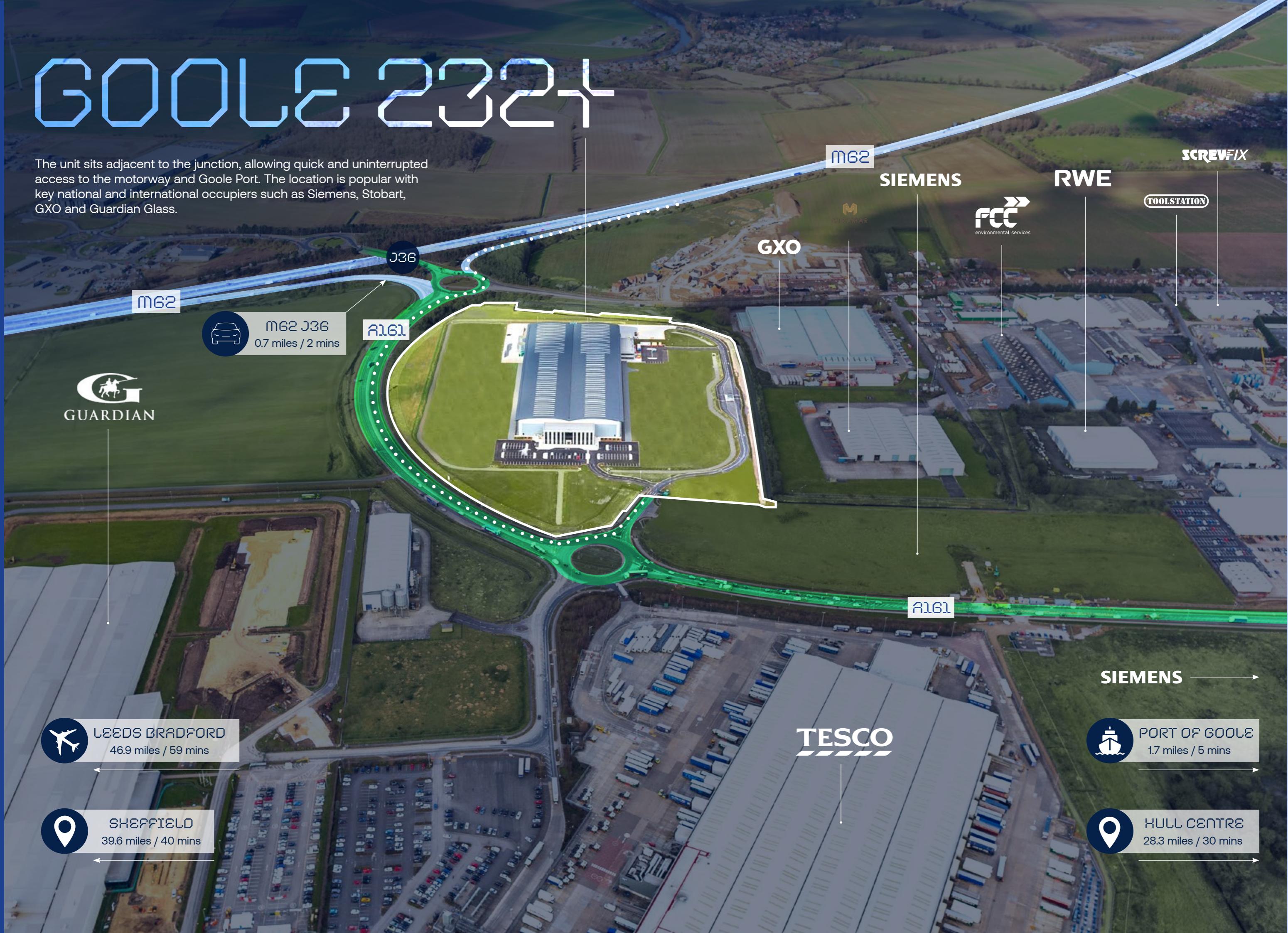
TO LET

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

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

GOOLE 232+

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.



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.



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



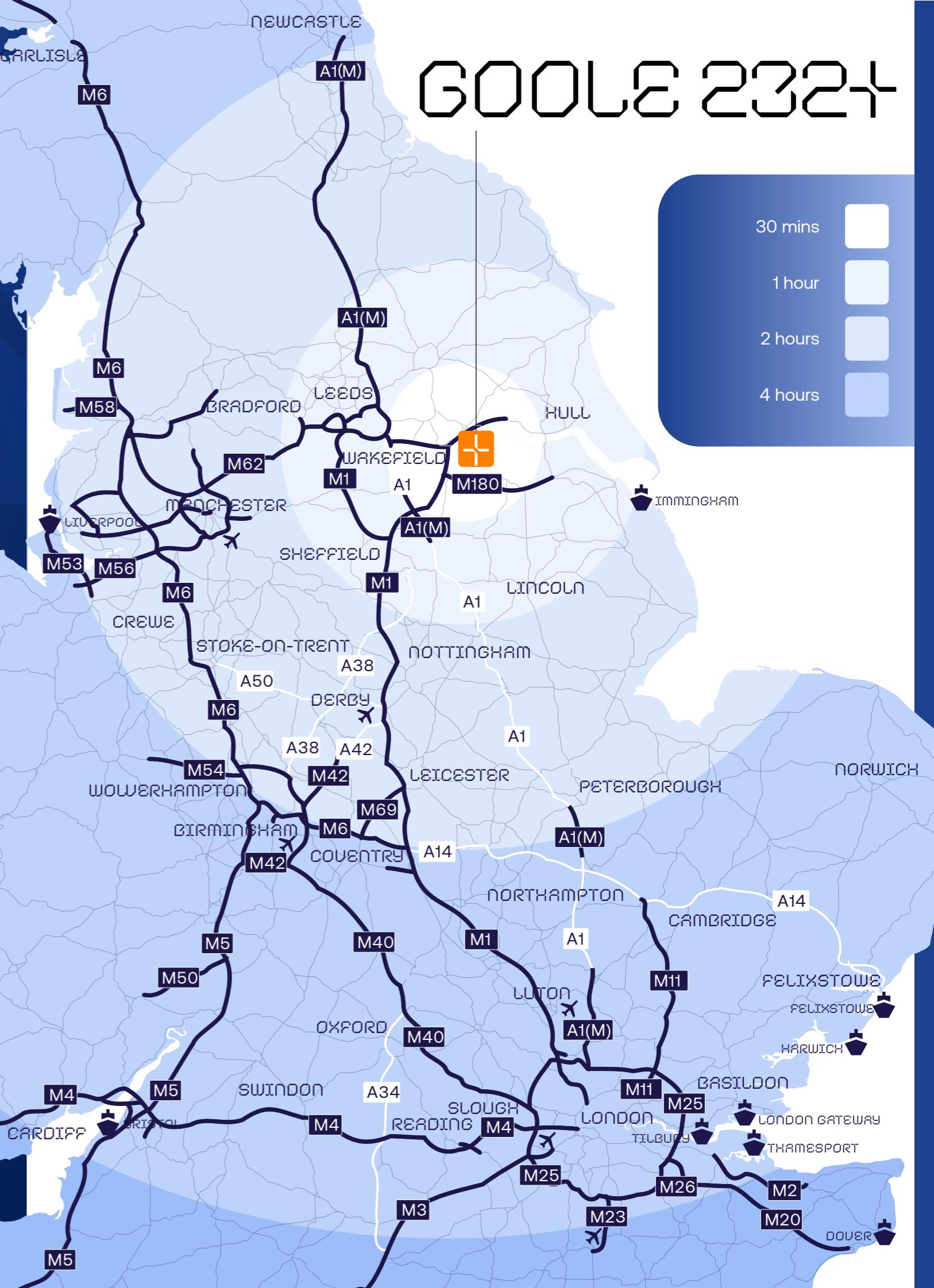
Average Annual Salary £31,787



Regional Annual Salary 11% Lower Than National Average

THE INLAND GATEWAY TO GLOBAL TRADE.

GOOLE 232+



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



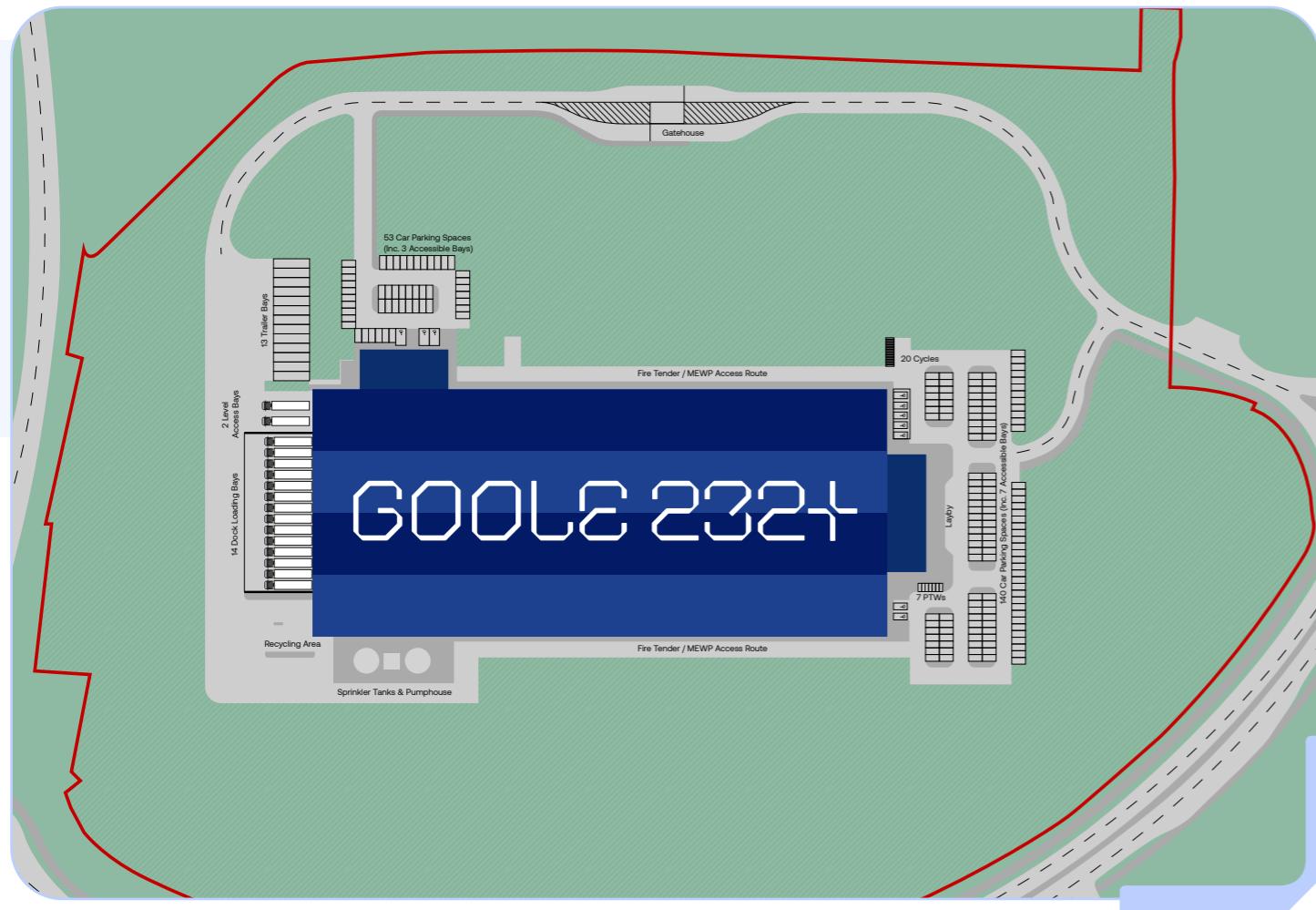
Secure Yard With Gatehouse



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

J36 M62
2 mins.

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

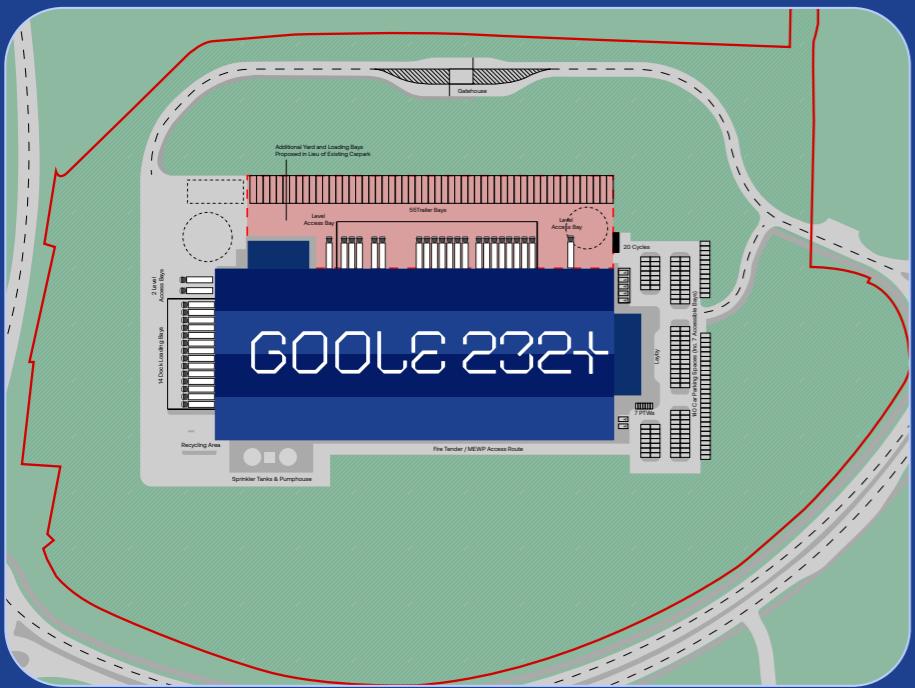
Port	Miles	Minutes
Port of Goole	1.7 miles	5 minutes
Port of Immingham	46.6 miles	50 minutes

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

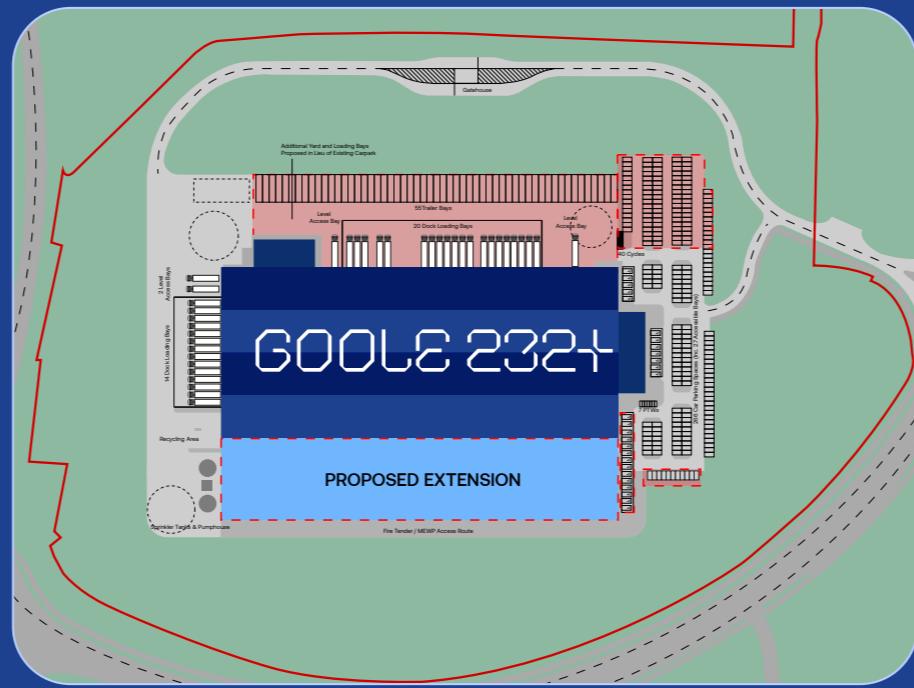


2 Level
Access Doors



20 Dock
Level Doors

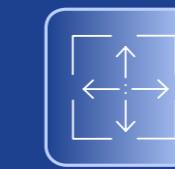
OPTION 2 - WAREHOUSE EXTENSION AND SIDE DOCKS



2 Level
Access Doors

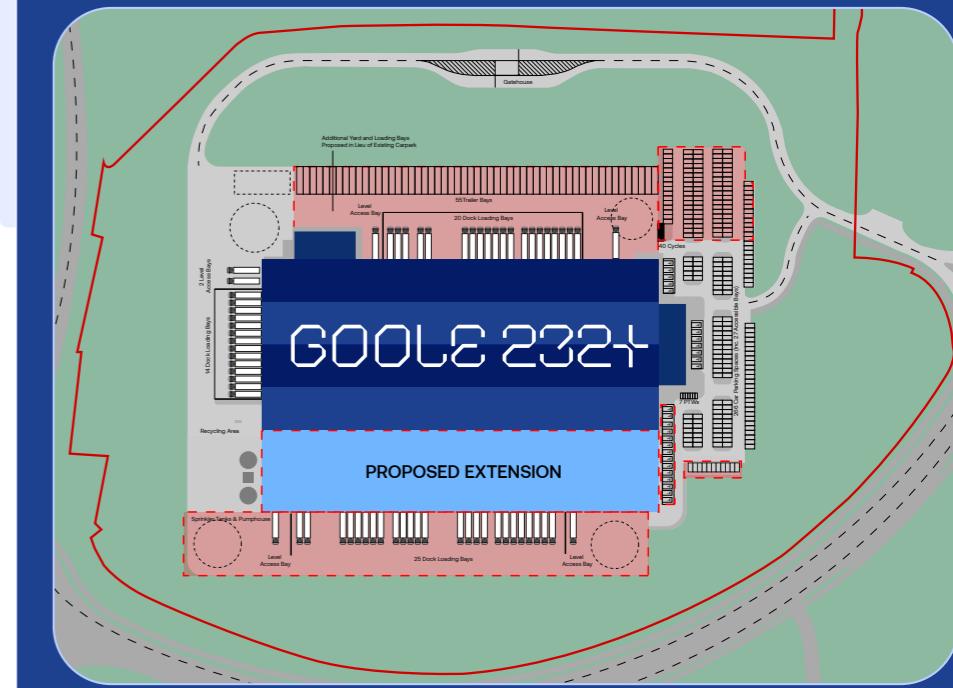


20 Dock
Level Doors



+ 105,000 sq ft

OPTION 3 - WAREHOUSE EXTENSION AND CROSS DOCKED



4 Level
Access Doors



45 Dock
Level Doors



+ 105,000 sq ft

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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