



Unit 4, Britannia Business Park Britannia Road, Goole, DN14 6ET
£1,000 Per Month

EPC:

This secure commercial unit provides 105sqm (1134sqft) of space, located in a modern development of 11 industrial units on the outskirts of the town, within easy reach of the M62 motorway at J36. Having the benefit of Class E planning use the unit offers great potential for the incoming tenant. The unit is in excellent condition and is secured by metal shutters to the exterior doors and windows and inside incorporates an entrance/reception area, kitchen and toilet, and includes 3 phase electric supply. A viewing is highly recommended for anyone looking for a modern secure commercial unit with parking. Please note the rent is subject to VAT.

- Commercial unit
- 105sqm of space
- Reception/entrance area
- Kitchen with fitted units and sink
- Disabled toilet
- Secure unit with roller shutters
- Located on a modern development
- Easy access to the M62 motorway at J36
- Parking to the front
- Viewing highly recommended

DESCRIPTION

Commercial unit offering 105sqm of space with 3 phase electric and a security alarm comprising;

ENTRANCE/RECEPTION AREA

8'5" x 7'6" max

Entrance door and window with shutters.

COMMERCIAL SPACE

37'2" x 30'6" max

Large roller door with shutter and security bollard.

KITCHEN

7'3" x 5'2"

Fitted base and wall units with a laminated worktop housing a stainless steel single drainer sink.

W.C.

7'3" x 4'11"

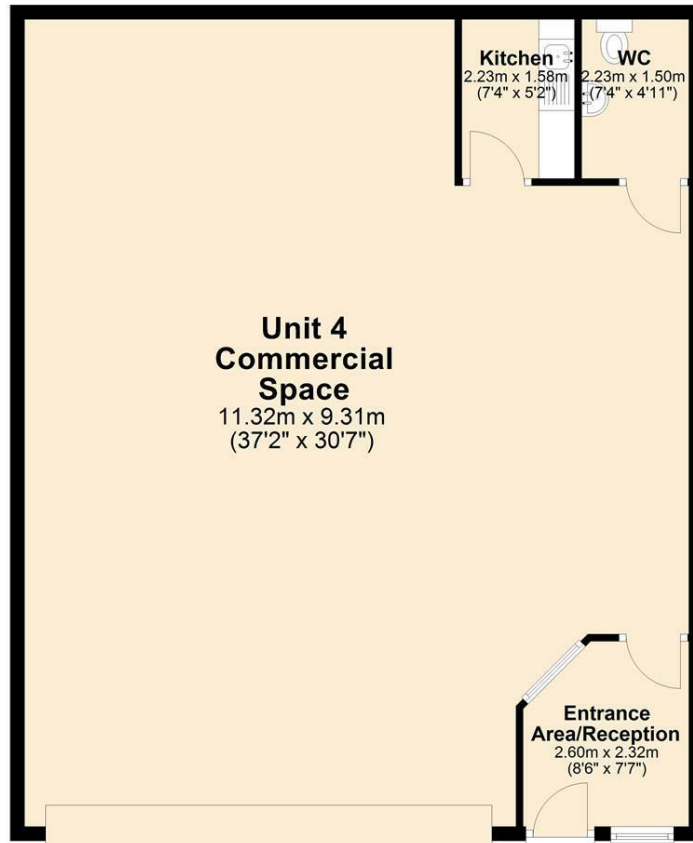
A white wash hand basin and low flush WC.

OUTSIDE

There is parking at the front of the unit.

Ground Floor

Approx. 105.4 sq. metres (1134.2 sq. feet)



Total area: approx. 105.4 sq. metres (1134.2 sq. feet)

