

# CAPITOL PARK

**J36 M62 GOOLE**

SAT NAV: DN14 8GA

**FOR SALE / TO LET**  
EXCITING 30 ACRE COMMERCIAL DEVELOPMENT SITE  
DESIGN AND BUILD OPPORTUNITIES

UNITS AVAILABLE  
**UP TO 550,000 SQ FT (51,095 SQ M)**  
(SUBJECT TO PLANNING)



A161 Goole Link Rd

J36

M62

## CAPITOL PARK

Capitol Park Goole extends to approximately 29 acres and benefits from outline planning consent for B1/B2 & B8 uses and can comfortably accommodate buildings up to 550,000 sq ft on either a freehold or leasehold basis (subject to reserved matters).

## CONNECTIVITY

The site benefits from immediate access to Junction 36 of the M62 motorway and the A161 Goole Link Road which provides direct access to the inland port of Goole.

## BUILD TO SUIT OPPORTUNITY

Capitol Park is able to accommodate a wide range of businesses across all market sectors (subject to planning) including:

- Manufacturing and Industrial
- Warehousing and Distribution
- Offices
- Retail, Hotel and Leisure
- Automotive and Roadside

## MULTI-MODAL FEATURES

- Immediate access to J36 of the M62 motorway
- Direct access to the Port of Goole
- Quick links to the ports of Hull, Immingham and Grimsby
- Doncaster Sheffield Airport within a short drive



### EAST RIDING DEMOGRAPHICS



IMMEDIATE ACCESS TO  
**J36 M62**



E. RIDING POPULATION  
**338,000**  
(SOURCE: GACI)



UNEMPLOYMENT  
**4.3%**  
(NAT. AV. 4% JULY 2018)



WORKING POPULATION  
(WITHIN 60 MIN DRIVE)  
**4,171,000**



EMPLOYMENT IN E. RIDING  
**BY SECTOR**

# CAPITOL PARK

J36 M62 GOOLE

## PLANNING

Capitol Park has outline planning permission in place for mixed use business accommodation for uses falling within Class B1 (offices and light industrial) B2 (general industrial) and B8 (warehousing and distribution) together with a hotel and ancillary retail uses.

## SERVICES INFRASTRUCTURE

Individual development plots are capable of immediate development. Significant mains services capacity (up to 3MVA) is available to accommodate the demands of manufacturing and distribution users. For further information, please contact the joint agents.

## ACCOMMODATION

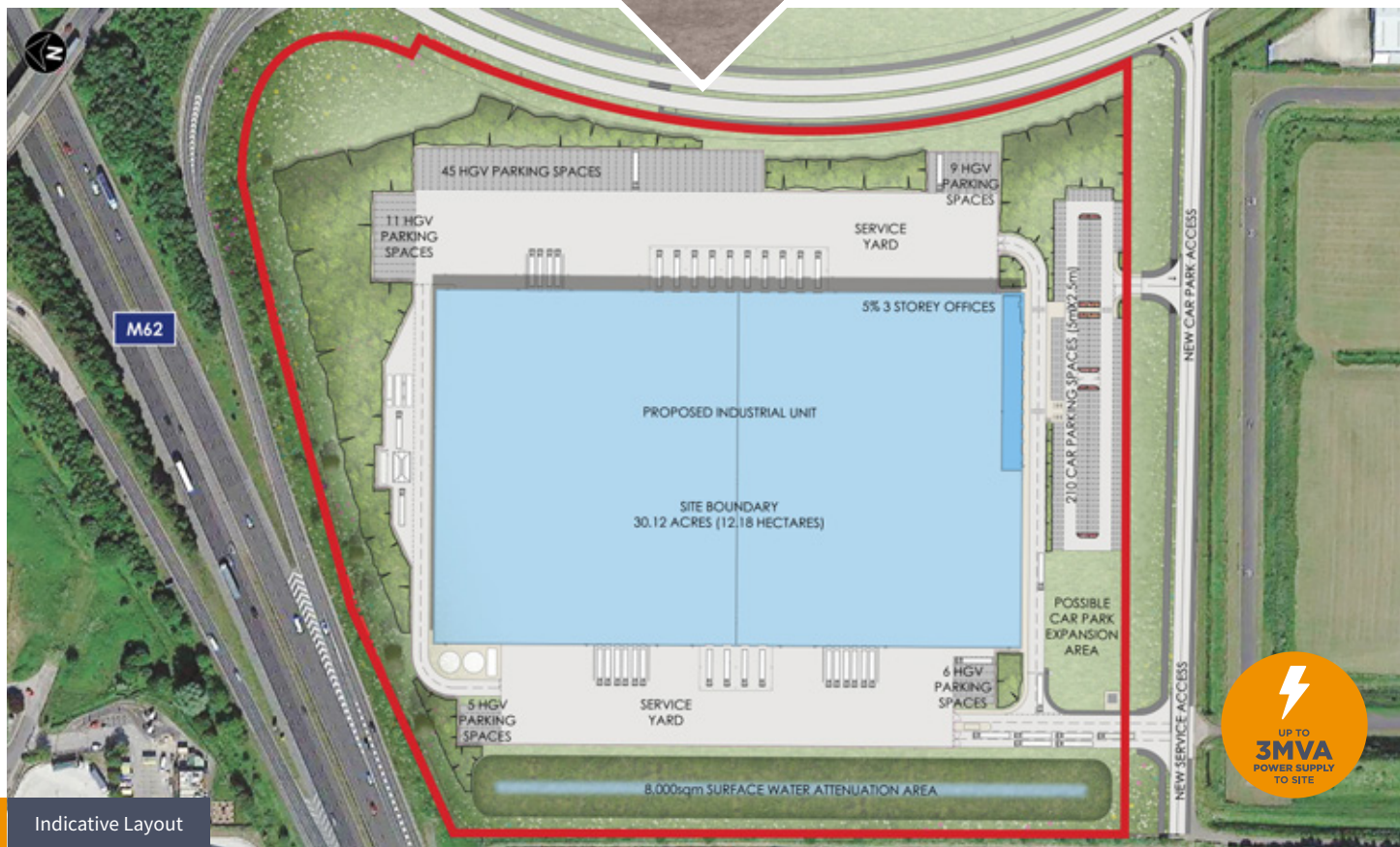
The site can accommodate occupiers' specific requirements up to 550,000 sq ft.

## TERMS

Accommodation is available on a bespoke build to suit basis on either freehold or leasehold terms.



Indicative Design



Indicative Layout



## TRAVEL DISTANCES

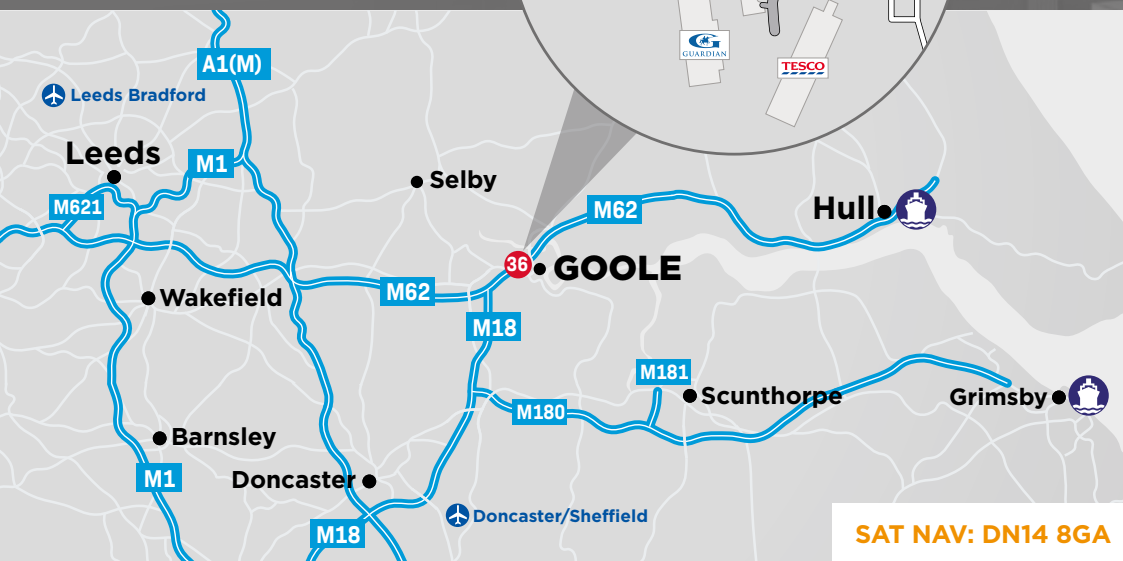
Location	Distance
Jct 36 M62	1 mile
M18	2.8 miles
M180	9.5 miles
Scunthorpe	21.5 miles
Hull	23 miles
Doncaster	25 miles
Leeds	33 miles
Sheffield	40 miles

Source: Google Maps

## LOCATION

Capitol Park Goole is strategically located directly adjacent to Junction 36 of the M62 motorway at the heart of the national motorway network and provides superb access to the entire north of England via the M62, M18, M180, A1 (M) and M1 motorways.

The site now benefits from the new Goole Link Road which leads through the site and links with the A161 Anderson Road and to the Port of Goole.



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## HUMBER ENTERPRISE ZONE / ASSISTED AREA STATUS

The Humber Enterprise Zone is the largest in the country and it is looking to expand the key sectors in the area, including renewables, ports and logistics and advanced manufacturing.

Capitol Park benefits from Enterprise Zone status which allows businesses locating in the Enterprise Zone area to benefit from a package of measures to make setting up business easier and to encourage inward investment and job creation.

The site is an Enterprise Zone and benefits from Enhanced Capital Allowances. The Enhanced Capital Allowance scheme means that a business can invest in plant and machinery and set 100% of the cost of the assets against taxable profits in a single tax year.

## ASSISTANCE AVAILABLE

East Riding of Yorkshire Council provides a package of support to assist with all aspects of construction, workforce, location and business development, tailored to individual needs.

**Assisted Areas** – Capitol Park is located in an assisted area which means under European State Aid rules, large companies (250+ employees) may be eligible for grant support towards their investment costs and SME's (less than 250 employees) may be eligible for enhanced levels of assistance.

## ALL ENQUIRIES

For further information please contact:

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