



**H62**  
HOWDEN62  
J37 M62 | DN14 7EA

DEVELOPMENT NOW UNDERWAY

To Let

**2 BRAND NEW INDUSTRIAL/  
DISTRIBUTION UNITS**

**86,808 & 22,730 sq ft (8,064.7 & 2,111.6 sq m)**





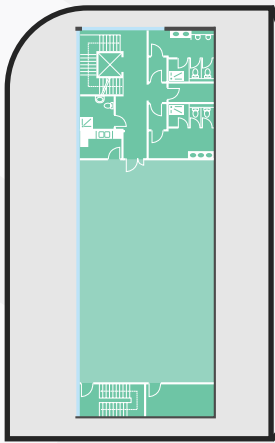


## OVERVIEW

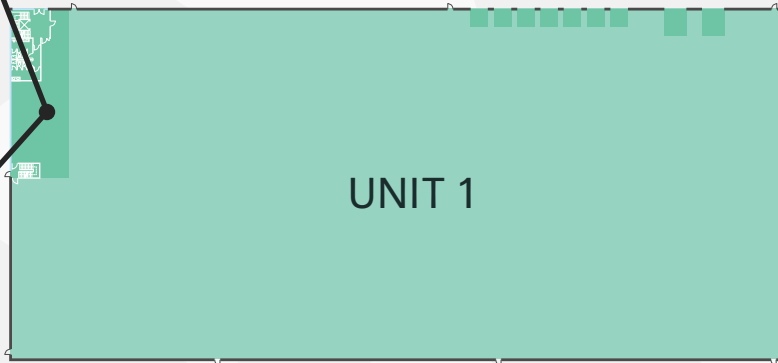
Located just one mile from Junction 37 of the M62, Howden 62 comprises a speculative development of two brand new industrial/distribution units of 86,808 sq ft and 22,730 sq ft.

The development is extremely well located, not only for providing direct access to the M62 via Boothferry Road but also just two miles from Howden Port and four miles from Goole Port, providing local, regional and national access. The adjacent Ozone scheme has attracted TNT, DPD, Warburtons and Alumasc.





FIRST FLOOR



GROUND FLOOR



## ACCOMMODATION

UNIT 1	SQ FT	SQ M
Warehouse	83,808	7786
Office & Ancillary	3,000	278.7
<b>TOTAL</b>	<b>86,808</b>	<b>8,064.7</b>

## SPECIFICATION



7 DOCK LEVEL  
LOADING DOORS



550KVA



PV PANELS  
FITTED



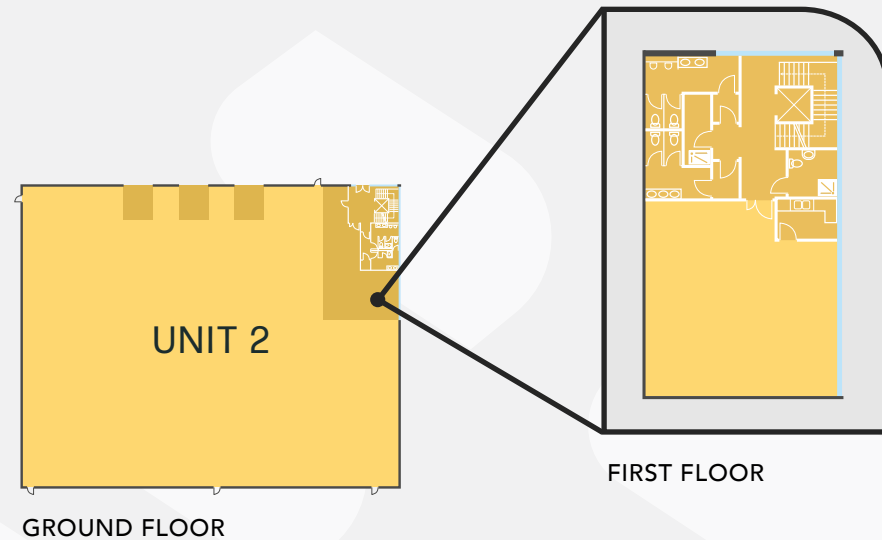
2 GROUND LEVEL  
LOADING DOORS



90 PARKING  
SPACES



15M  
EAVES HEIGHT



## SPECIFICATION



3 GROUND LEVEL  
LOADING DOORS



270KVA



30 PARKING  
SPACES



10M  
EAVES HEIGHT

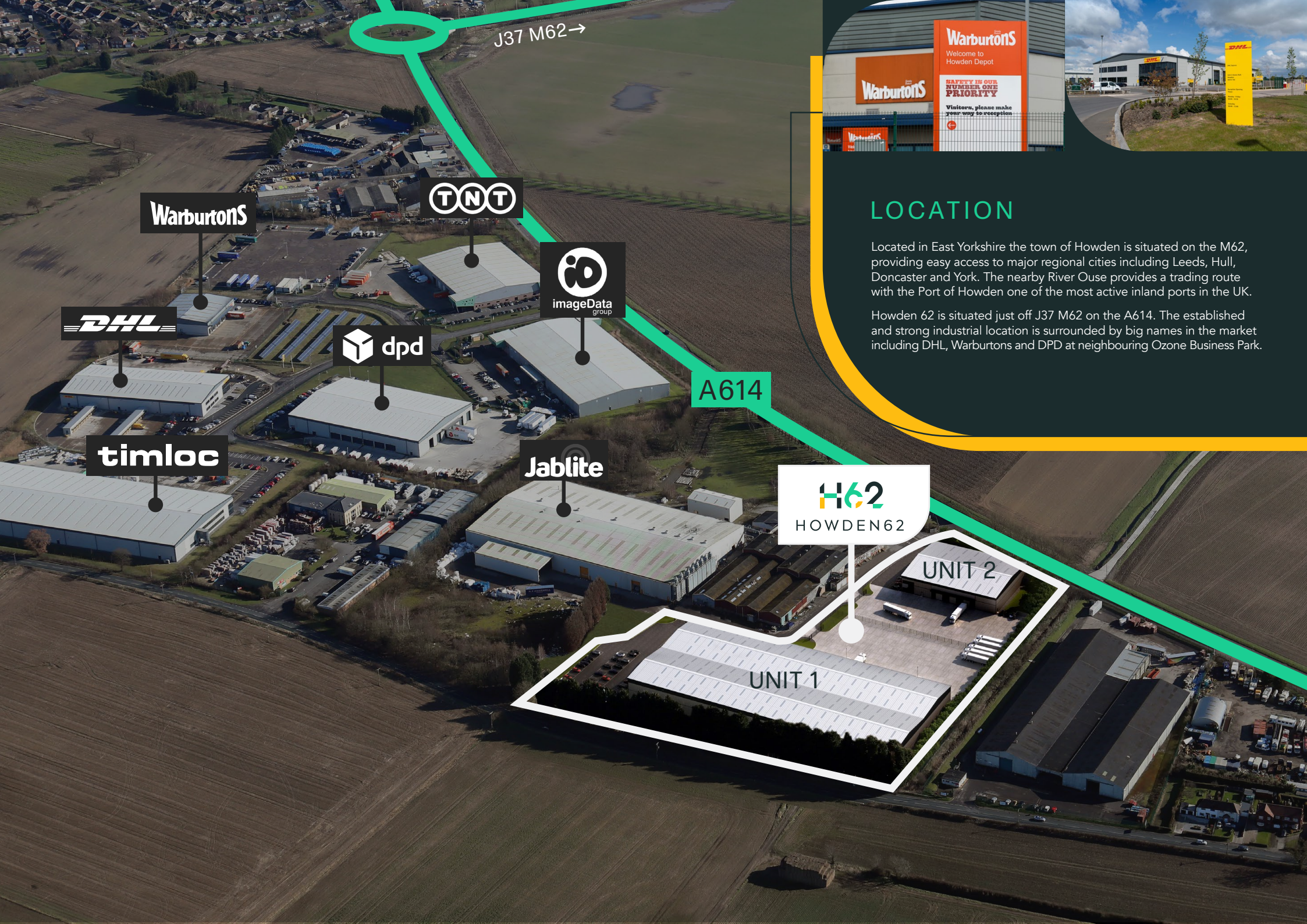


PV PANELS  
FITTED

## ACCOMMODATION

UNIT 2	SQ FT	SQ M
Warehouse	20,880	1939.8
Office & Ancillary	1,850	171.8
<b>TOTAL</b>	<b>22,730</b>	<b>2111.6</b>





J37 M62 →

WarburtonS

TNT

DHL

dpd

imageData group

timloc

Jablite

A614

H62  
HOWDEN62

UNIT 2

UNIT 1

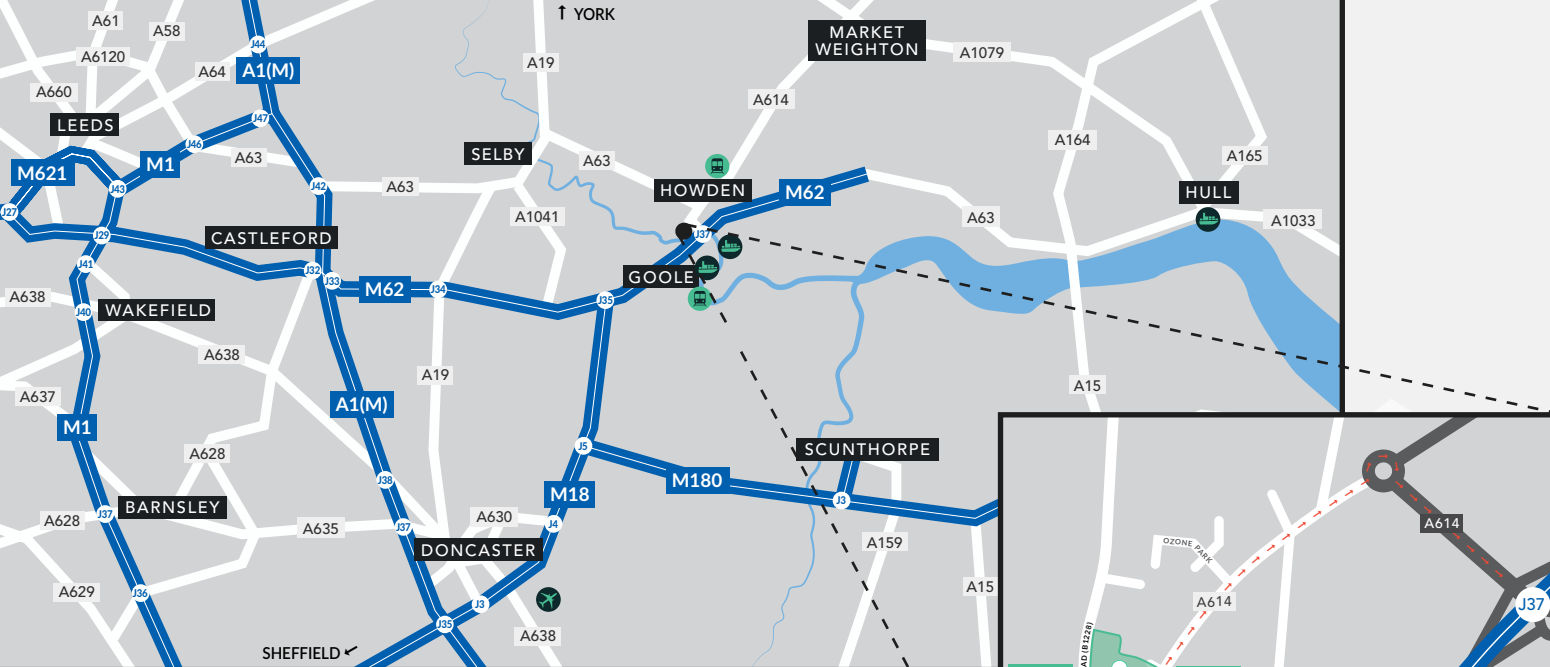


## LOCATION

Located in East Yorkshire the town of Howden is situated on the M62, providing easy access to major regional cities including Leeds, Hull, Doncaster and York. The nearby River Ouse provides a trading route with the Port of Howden one of the most active inland ports in the UK.

Howden 62 is situated just off J37 M62 on the A614. The established and strong industrial location is surrounded by big names in the market including DHL, WarburtonS and DPD at neighbouring Ozone Business Park.





## CONNECTIONS

DESTINATION	MILES
M62 (J37)	1 mile
York	21 miles
Doncaster	22 miles
Hull	25 miles
Leeds	36 miles

PORTS & RAIL	MILES
Howden Railway Station	2 miles
Goole Railway Station	4 miles
RMS Goole (Port)	4 miles
Doncaster Sheffield Airport	23 miles
Hull Port	28 miles

**SAT NAV: DN14 7EA**

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**TERMS**  
 The units will be available by way of New Full Repairing and Insuring leases for a term of years to be agreed. Further information is available upon request.

**VAT & LEGAL COSTS**  
 VAT will be charged where applicable. Each party to be responsible for their own legal costs incurred in the transaction.

**PLANNING**  
 Howden 62 benefits from full planning permission for the construction of a B2/B8 warehouse with ancillary office accommodation including site access, parking, associated engineering and landscaping works.

**ENERGY PERFORMANCE CERTIFICATE**  
 Units will be assessed upon completion.

  
 Commercial Property Consultants  
**0113 245 1622**

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