

**UNIT 10, BRITANNIA BUSINESS PARK
BRITANNIA ROAD INDUSTRIAL ESTATE
GOOLE, DN14 6ET**

**FOR SALE - OFFERS IN THE REGION OF
£135,000 PLUS VAT**



- **MODERN INDUSTRIAL UNIT**
- **750 SQ. FT**
- **CLOSE TO THE M62 - J36**
- **MINIMUM 16FT EAVES HEIGHT**
- **LOADING AND PARKING AREA**

Agents

DDM Agriculture
Bishops Manor
Market Place
Howden, DN14 7BL
Tel: 01430 331333
Ref: Charles Clegg

Email: howden@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

SITUATION

The property is situated in the established Industrial position within the main commercial area on the outskirts of Goole, close to the M62 (Junction 36) affording the site excellent road links.

The area benefits from a new dual carriageway from the Junction 36 roundabout connecting to Anderson Road. This opens up the whole area for development and will be a direct benefit to business' locating at the Britannia units, being part of a growing and vibrant business community.

Goole has a growing economy, with wide range of employers already located in the town and new business' being attracted.

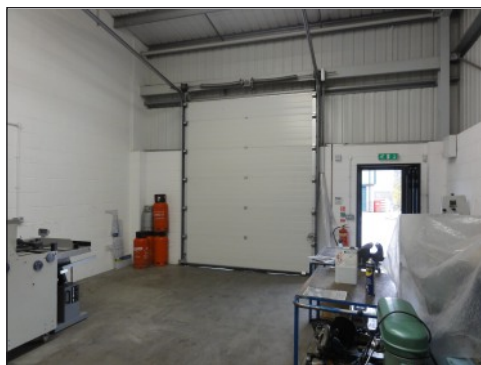
Strategically, the town is well positioned with major road links, Commercial Port, Railway Station and Bus Service. The town benefits from shopping leisure facilities and offers a range of new and traditional housing.

DESCRIPTION

Offered for sale at offers in the region of £135,000 plus VAT is this modern industrial unit which forms part of an 11 unit development offering 750 sq. ft. Together with good sized access road and hardstanding for loading and parking.

ACCOMMODATION - 36' 10" x 20' 6" and minimum eaves height 16'8"

Having roller shutter door, personal door, concrete floor, stainless steel sink unit with cupboards under and matching wall units and integral WC and wash basin.



SERVICES

Mains services of water, electricity and drainage are installed.

VIEWING

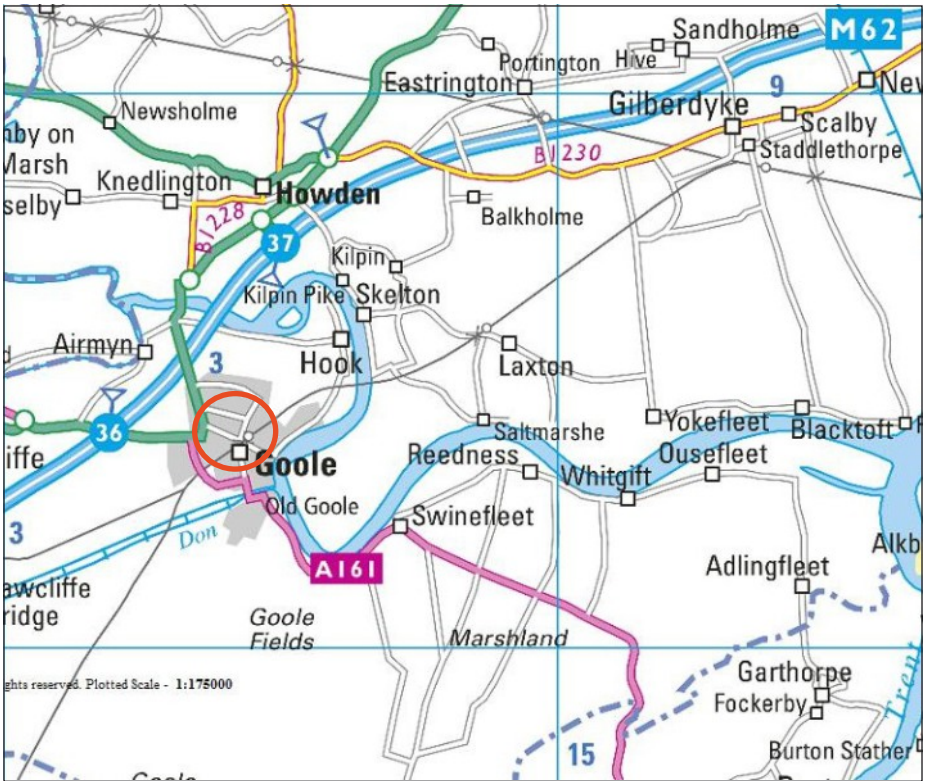
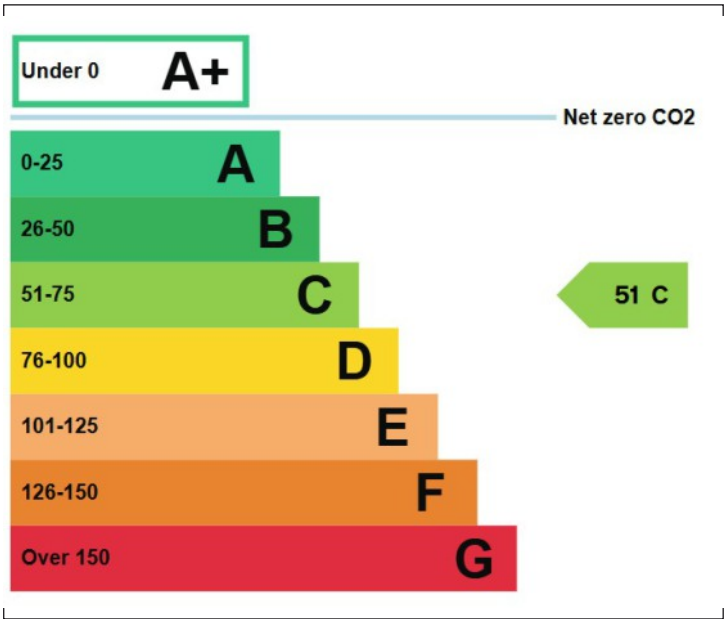
If you require any further information or wish to view the property please contact the Selling Agents DDM Agriculture, Bishops Manor, Howden, DN14 7BL Tel: 01430 331333 or email: charles.clegg@ddmagriculture.co.uk

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to DDM Agriculture. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent’s offices and the Energy Rating is shown.



Important Notice

- DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
 - (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
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