



# RPRS

CONTACT

Bradley Hever  
+44 (0) 203 148 7500  
property@rprs.co.uk  
rprs.co.uk



## FOR SALE

## £ 250,000

Warehouse unit with offices (589.87 sqm / 6,349 sqft) and yard

#### ADDRESS

25 Seavy Road,  
Goole,  
East Yorkshire,  
DN14 6TA

#### SIZE

589.87 m<sup>2</sup> (6,349 ft<sup>2</sup>)  
Approx. gross internal floor area

#### KEY FEATURES

- + Industrial premises
- + Two adjoining warehouse units
- + Two storey office accommodation
- + Roller shutter door
- + Solar panels
- + Established industrial location
- + Yard space with palisade fencing
- + Potential to redevelop site (STP)
- + Freehold
- + Sold with vacant possession

#### OVERVIEW

The property comprises a two bay industrial unit with two storey ancillary offices and kitchenette. It is of steel portal frame construction with concrete floor. There is a manual roller shutter doors.

There is a secure yard to the front of the building with palisade fencing.

The area is a mix of established industrial and residential. Site suitable for continued use as industrial, or development opportunity for redevelopment of site for industrial or residential uses (subject to planning).

There are good road transport links with Junction 36 of the M62 Motorway.

#### LOCATION

Situated on Seavy Road in an established commercial area of Goole, this industrial unit benefits from convenient access to local amenities and key transport routes. The M62 is only a short distance away, linking directly to the M18, A1(M) and major Yorkshire centres, while Goole Docks further enhances the town's strong logistics profile.

The surrounding area comprises a mix of light industrial and residential uses, offering a practical and accessible base for a wide range of occupiers.

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## ACCOMMODATION

**TOTAL** 589.87 m<sup>2</sup> 6,349 ft<sup>2</sup>  
Approx. gross internal floor area

## SERVICES

We understand the property has mains water, electricity (3 phase) and drainage. There is a mains gas supply to the building but this has been capped off. None of the supplies have been tested and interested parties should make their own investigations and satisfy themselves.

## RATEABLE VALUE

We understand the property has a rateable value of £24,750 (2025/26).

Purchasers to make their own investigations through the Valuation Office Agency.

## TENURE

Freehold

## GUIDE PRICE

£250,000

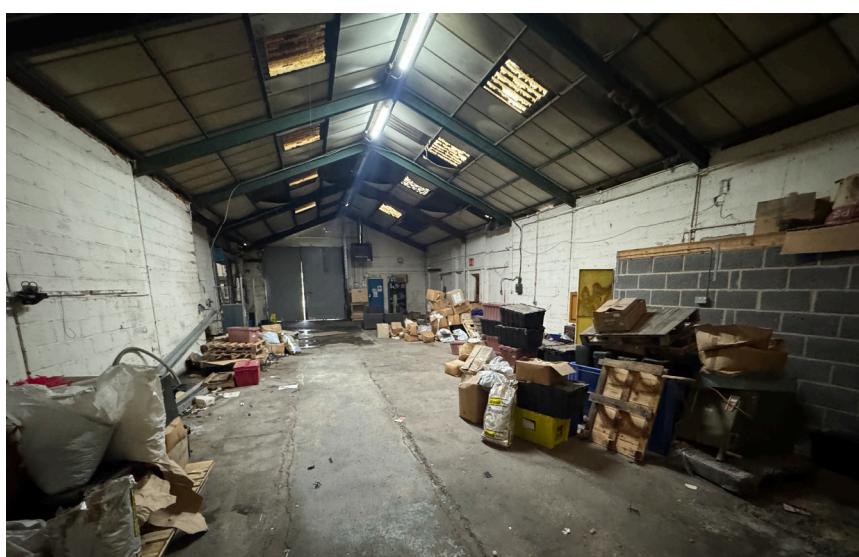
## VAT

VAT may be applicable to the purchase price.  
Purchasers to make their own enquiries.

## VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - [property@rprs.co.uk](mailto:property@rprs.co.uk)

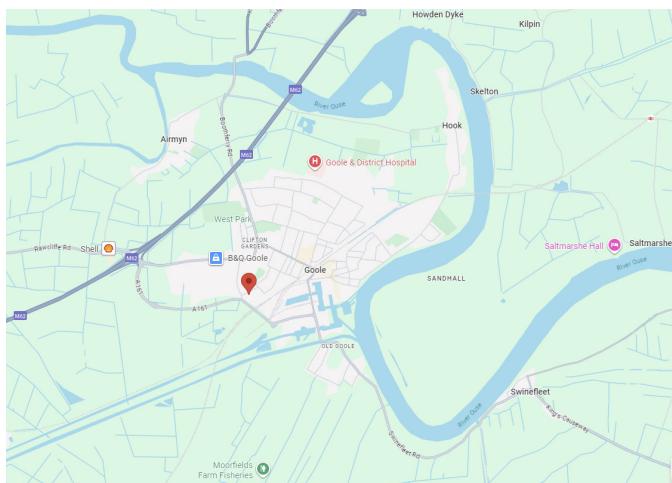




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Energy Performance Certificate (EPC)  
Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: January 2026