



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 m² (6,349 ft²)
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.

CONTACT

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ACCOMMODATION

TOTAL 589.87 m² 6,349 ft²
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

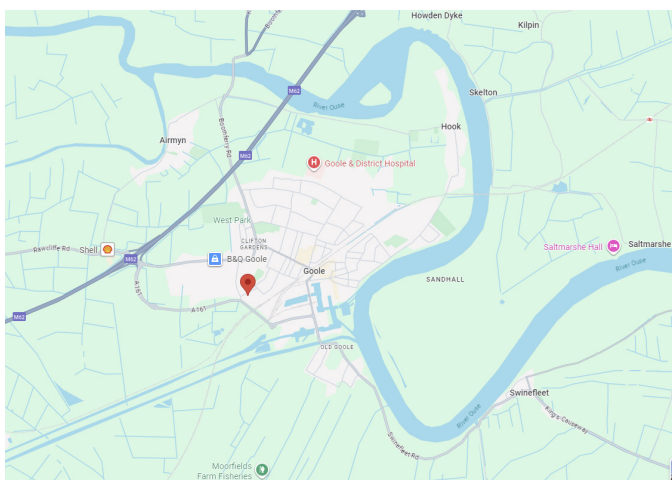
VAT may be applicable to the purchase price. Purchasers to make their own enquiries.

VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk





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

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