

# TO LET

**UNIT 1A**  
**RAWCLIFFE ROAD TRADE PARK**  
**GOOLE**  
**DN14 6TY**

HIGH QUALITY INDUSTRIAL  
WAREHOUSE

PROMINENT TRADE  
COUNTER LOCATION

350.43 SQ. M. (3,772 SQ. FT.)

APPROX 1KM FROM  
JUNCTION 36 OF THE M62  
MOTORWAY

# Ryden



**PROMINENT TRADE  
COUNTER UNIT WITH  
EXTENSIVE COMMUNAL  
CAR PARK AND YARD**

**3,772**  
SQUARE FEET

**350.43**  
SQAURE METRES

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**LEEDS**  
3RD FLOOR  
CARLTON TOWER  
LEEDS, LS1 2QB



**ryden.co.uk**

# UNIT 1A

## RAWCLIFFE ROAD TRADE PARK

### PROMINENT TRADE COUNTER UNIT WITH EXTENSIVE COMMUNAL CAR PARK AND YARD

The site is within easy reach of both junction 36 of the M62 and the town centre and is situated in an area of established trade and industrial users.

The building is of steel portal frame construction with brick and metal clad elevations. The building has 7.1m eaves, along with a three-phase power supply. Customer access is from Rawcliffe Road frontage and the extensive car park, whilst to the rear there is HGV loading, turning and parking areas, access being via an electrically operated roller-shutter door.

The unit is available by way of a new full repairing and insuring leases for a term to be agreed. Rent on application.



### TERMS

The property is offered To Let on a full repairing and insuring lease for a term to be agreed.

Rental on Application.

### ACCOMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

	SQ. M. (GIA)	SQ. FT. (GIA)
GROUND FLOOR	350.43	3,772

### RATEABLE VALUE

We are advised that the property is assessed with rateable values as follows:

£22,000

Details on the current uniform business rates are available upon request.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and will be available shortly.

### VAT

Prices and rental are exclusive of VAT if chargeable

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