



# Warehouse 4, Poplars Farm, Thorne Road, East Cowick, Goole, East Yorkshire, DN14 8SY

Distribution warehouse with substantial yard  
To Let 1,319 sq m (14,197 sq ft) approx.

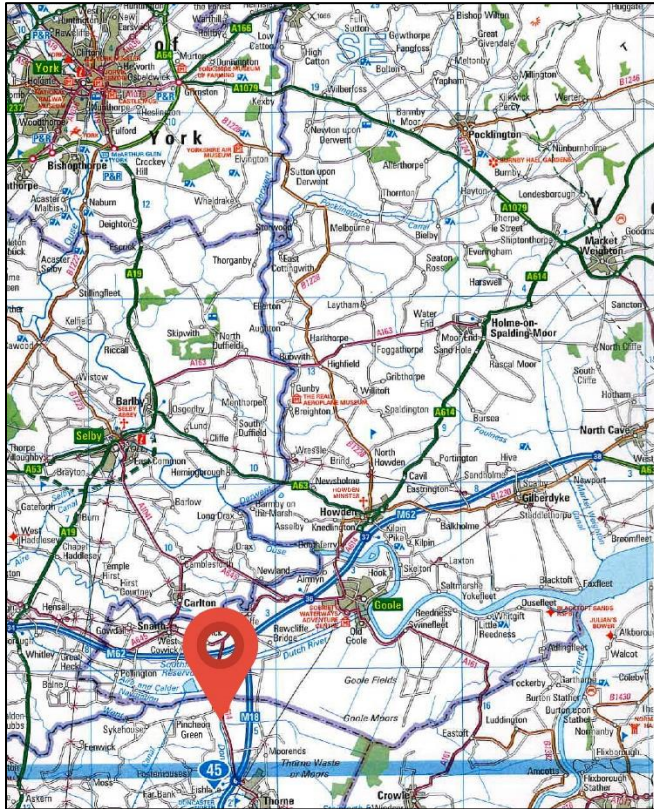


## Location

The property has an excellent location for motorway logistics purposes with frontage to the A614 approximately 3 miles to the north of Junction 6 of the M18 and within 4 miles of Junction 36 of the M62 to the east and 8 miles of Junction 34 of the M62 to the west.

The premises form part of a cluster of warehouse/storage units with newly built access drive providing easy entry/egress to HGV traffic.

The M18 and M62 open up the rest of the regions extensive motorway network including the A1(M), M1 and M180 linking the major markets of the north/midlands and the Humberside ports.



## Summary

- Well located warehouse/distribution/logistics unit close to motorway junctions with the M18 and M62
- Gross internal floor area of 1,319 sq m (14,197 sq ft) with height to eaves of 9.5m approx.
- Flexible storage accommodation with extensive yard area to the unit frontage
- Newly built access drive from the A614
- Available on new lease

## Description

The property comprises a large warehouse/distribution facility with height to eaves of 9.5m approx. and access afforded by 2 no electric roller shutter doors to the unit frontage.

The buildings are of frame construction with half height concrete block walls with cladding panel finish to eaves level under a pitched and clad roof. An extensive yard with concrete finish allows for easy commercial vehicle delivery movements.

Staff facilities are situated in a gatehouse building and shared with other site users.

## Accommodation

The accommodation has been measured on a Gross Internal Floor Area basis and the following figures are provided for guidance purposes only:

	Sq m	Sq ft
Warehouse/ Logistics/ Distribution	1,319	14,197
<b>Total Usable Floor Area</b>	<b>1,319</b>	<b>14,197</b>

## Terms

The premises are available on a new lease for a term of years to be agreed by negotiation.

## Rent

The quoting rent is £55,000 per annum.

## Services

A three phase electricity supply is connected to the premises.

The mention of any appliances and/or services within these letting particulars do not imply that they are in full and efficient working order.

## Legal Costs

Each party will be responsible for their own legal expenses incurred in any transaction.

## Contacts

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