

FLEXIBLE LEASE TERMS AVAILABLE

# HOWDEN 287

HOWDEN DYKE ROAD, HOWDEN, DN14 7UW

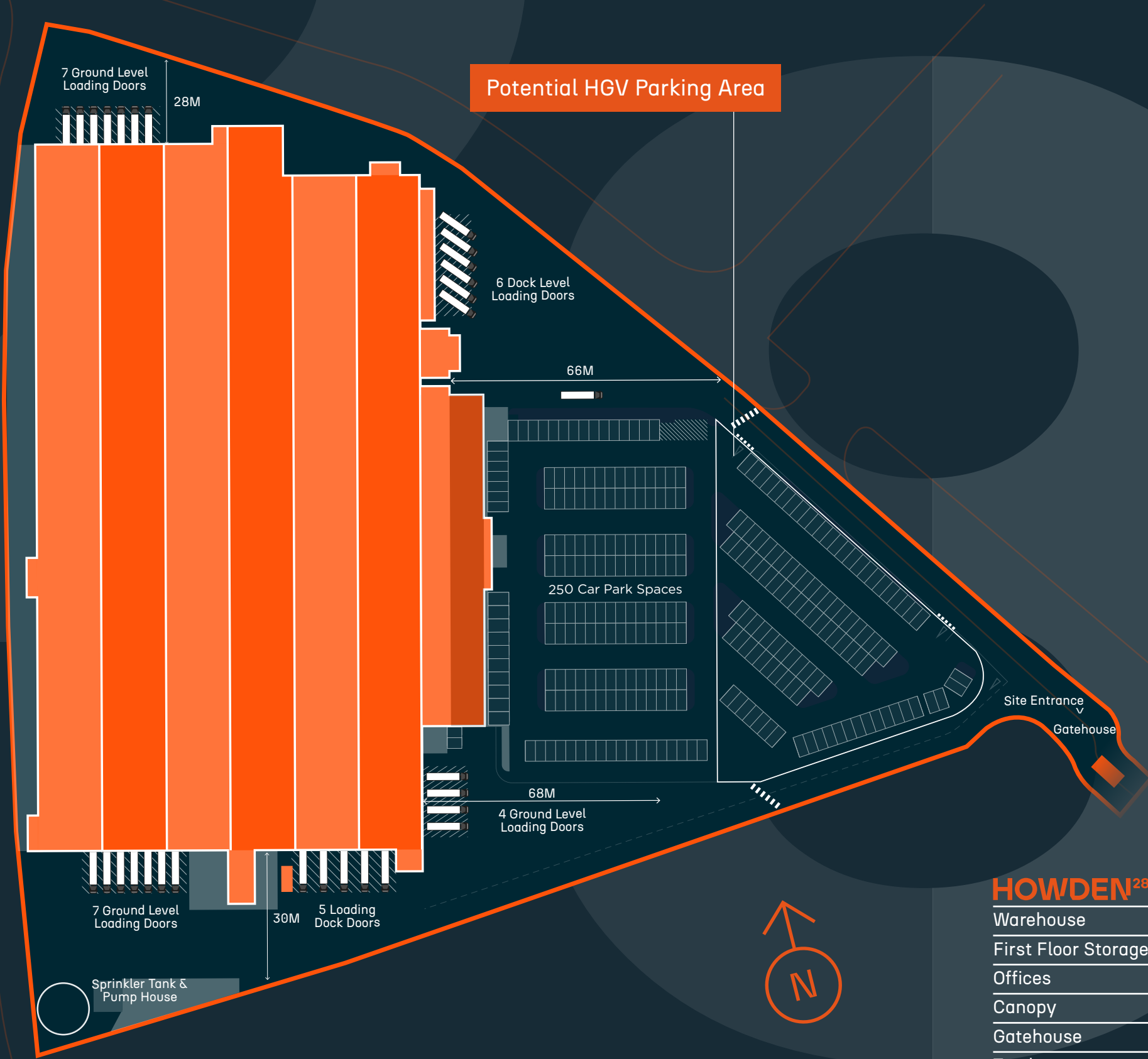
**TO LET / MAY SELL**  
**HIGHLY PROMINENT FULLY FITTED**  
**DISTRIBUTION WAREHOUSE**  
**UP TO 287,689 SQ FT**

# FULLY FITTED DISTRIBUTION FACILITY IN STRATEGIC LOCATION

Howden 287 presents a unique opportunity to lease a modern distribution warehouse, offering 287,589 sq ft. The facility is fully fitted with racking, sprinklers, lighting and heating enabling immediate occupation. The site is strategically located at Junction 37 of the M62 providing superb access to the east coast ports, M18, A1(M) and the wider UK motorway network.



# SPECIFICATION



- 14.7m Eaves Height
- Up to 68 metre yard depth
- Racking Fitted Offering From 5,800 Pallet Spaces
- LED Warehouse Lighting Fitted
- Cross Loading Distribution Facility
- Up to 1.5 MVA Power Supply
- 11 Dock Level Loading Doors
- Fully secure site with Gatehouse + Barrier Entry
- 18 Ground Level Loading Doors
- Up to 250 Car Parking Spaces
- Sprinkler System Fitted
- Modern HQ offices with extensive welfare provisions

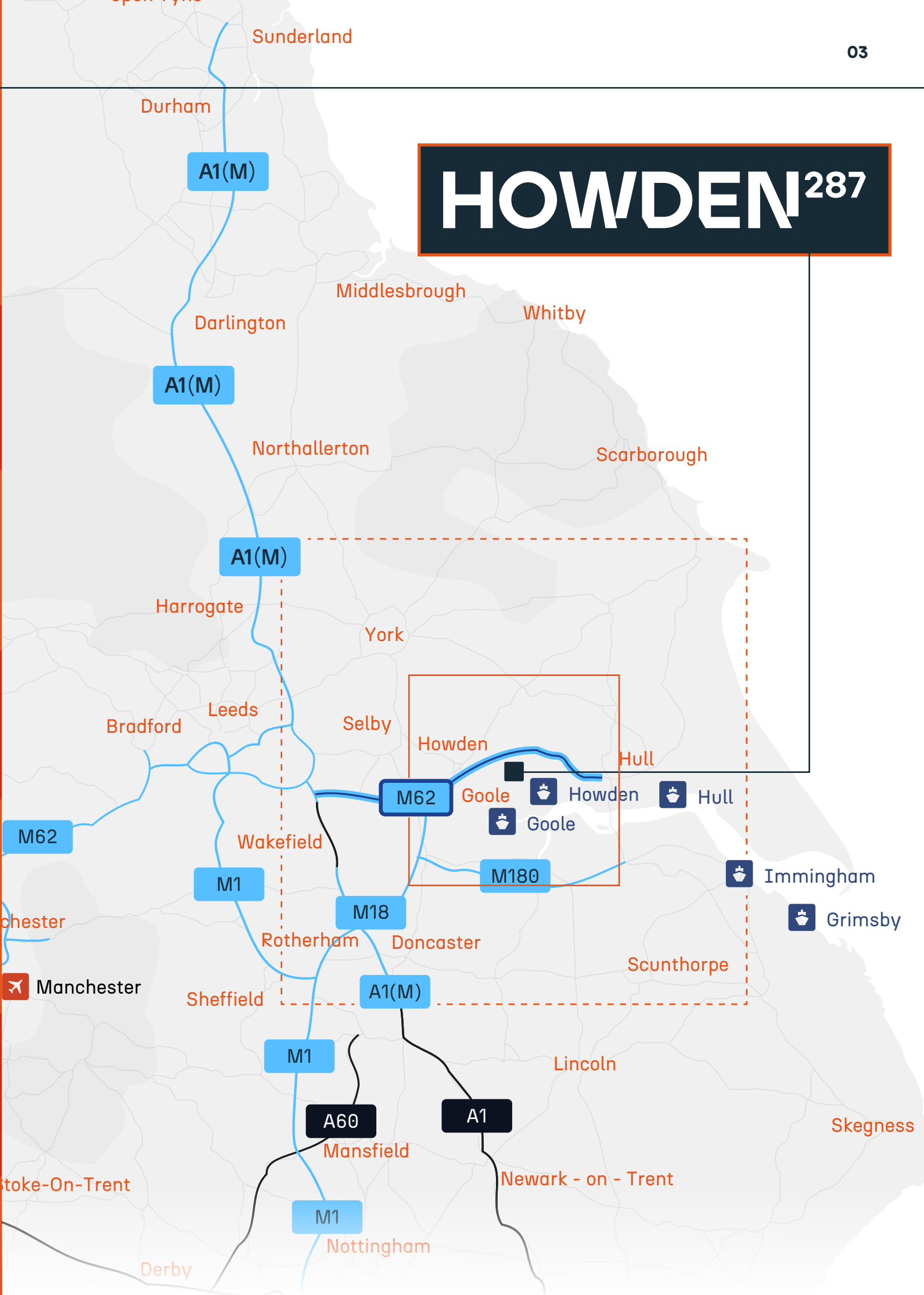
**HOWDEN<sup>287</sup>**

|                     | Sq M   | Sq Ft   |
|---------------------|--------|---------|
| Warehouse           | 14,429 | 155,314 |
| First Floor Storage | 7,991  | 86,015  |
| Offices             | 4,096  | 44,091  |
| Canopy              | 185    | 1,990   |
| Gatehouse           | 16     | 174     |
| Total               | 26,717 | 287,589 |

# BUILT AROUND EXCEPTIONAL CONNECTIVITY

Howden 287 is located just 1 mile from Junction 37 of the M62, offering strategic east–west connectivity to Hull and Wakefield and Leeds via the M62 motorway. The property also benefits from excellent access to the M18 and A1(M) Motorways as well as all four east coast ports of Goole, Hull, Immingham and Grimsby.

| Location          | Distance  | Drive Time |
|-------------------|-----------|------------|
| M18               | 7 Miles   | 8 Mins     |
| M180              | 13 Miles  | 15 Mins    |
| A1(M)             | 20 Miles  | 21 Mins    |
| Doncaster         | 23 Miles  | 25 Mins    |
| York              | 19 Miles  | 27 Mins    |
| Leeds             | 33 Miles  | 35 Mins    |
| Port of Howden    | 0.5 Miles | 1 Min      |
| Port of Goole     | 4 Miles   | 8 Mins     |
| Port of Hull      | 24 Miles  | 25 Mins    |
| Port of Immingham | 40 miles  | 44 Mins    |
| Port of Grimsby   | 44 miles  | 48 Mins    |



# DEMOGRAPHICS

## UNRIVALLED CONNECTIVITY AND LABOUR MARKET REACH

Howden 37 benefits from immediate access to a large and skilled labour pool across East Yorkshire and the wider Northern region.

The property sits within easy reach of large urban centres including Hull, Doncaster and York, giving occupiers access to over 2 million people within a 45–60 minute drive time. Its strategic position supports businesses requiring strong workforce availability and rapid access to consumer markets across the North of England.

Source: ONS, Nomis

Port of Howden 0.5 miles away & features 4 general cargo berths with craneage



Port of Immingham Handles Over 46m Tonnes Of Cargo Every Year



Regional Annual Salary 11% Lower Than National Average



323,407 Economically Active People Within a 30-Minute Drive



642,740 People Within a 30-Minute Drive



Goole Port Supports Around 1,500 Jobs Across The Uk



Humber Ports Handle £75bn of Trade Per Year



Port of Hull Handles Over 10m Tonnes of Cargo Every Year



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## Terms

The property is available on either a new full repairing and insuring lease for a term to be agreed or a sale of the freehold interest.

Further information including the quoting or price is available upon application.

## Inspections

Viewing strictly by prior appointment via the joint appointed agents.

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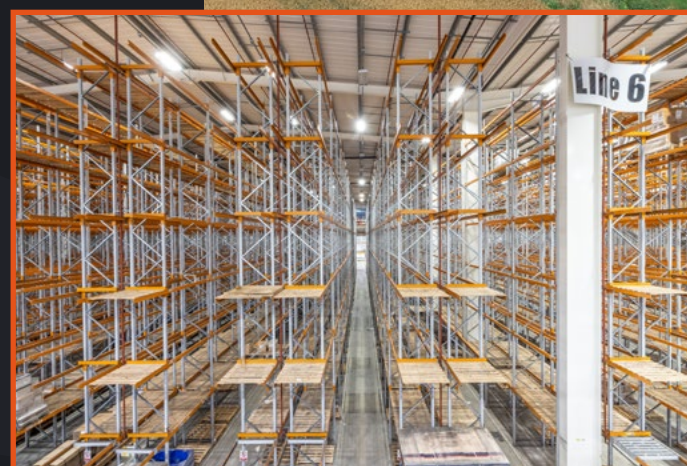
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