

GOOLE 180

Rawcliffe Road | Goole | DN14 6XL

TO LET / FOR SALE
Fully fitted cross dock facility

181,155 Sq Ft (16,829 Sq M)

TO BE REFURBISHED



Adjacent to J36
of M62 motorway



Cross docked
with 360 degree
circulation



Fitted building
(racking, lighting
& sprinklered)
subject to negotiations



Fully secure site



27 loading doors
24 dock loading,
3 level access





LOCATION

Goole 180 offers a well located distribution / warehouse facility on the key M62 corridor. Goole is one of East Yorkshire's principal towns and the UK's most inland port and handles c.1.5 million tonnes of cargo every year. The property is conveniently located less than 1 mile east of J36 of the M62 with Hull and Leeds within a forty-minute drive.

The property is set to benefit from its proximity to the proposed development of the Goole Intermodal Terminal. The terminal is designed to draw together the area's existing rail, sea, motorway and inland waterway links to one site.

The M62 connects to the A1 (16 miles), J42 of the M1(25 miles) and the northern part of the M18 (2 miles), providing the town with excellent access to the national motorway network.

Goole acts as a cost-conscious alternative warehouse location to the more competitive and expensive Yorkshire locations of Leeds, Doncaster and Hull.

Almost 200 acres of land in Goole was granted Freeport Tax Status in 2021.

The subject property lies adjacent existing Enterprise Zone and benefits from the same excellent transport links.



DRIVE TIMES

Leeds	46 mins	35 miles
Hull	40 mins	30 miles
Sheffield	50 mins	40 miles
Manchester	1hr 32 mins	72 miles
Liverpool	1hr 55 mins	100 miles
Birmingham	1 hr 57 mins	112 miles
London	3 hr 48 mins	198 miles



PORTS

Humber Ports (Immingham)	51 mins	46 miles
Tees & Hartlepool	1hr 44 mins	95 miles
Felixstowe	3 hr 30 mins	204 miles
Liverpool Ports	2 hr 5 mins	102 miles



AIRPORTS

Leeds/Bradford Airport	1 hr 4 mins	48 miles
Liverpool John Lennon	1hr 47mins	99 miles
Manchester Airport	1hr 29mins	84 miles
Newcastle Airport	2 hr 6 mins	123 miles



SIEMENS

CarSupermarket.com

RaiseE

RWE

FCC Environment

Bf Beamfeature Limited

oleon
a natural chemistry

LIDICE ROAD

GOOLE 180

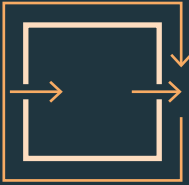
A614 RAWCLIFFE ROAD

TO J36 M62



DESCRIPTION

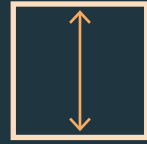
The property comprises a self contained detached unit which benefits from the following specification.



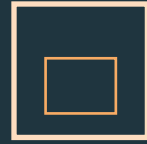
Cross docked unit with 360 degree circulation



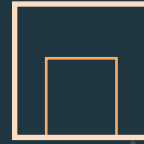
Loading on two elevations



9.5 metre eaves



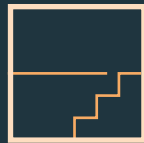
24 dock level loading doors



3 level access loading doors



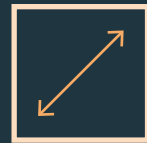
90 car parking spaces



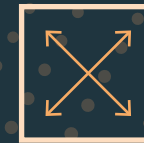
Ground and first floor offices



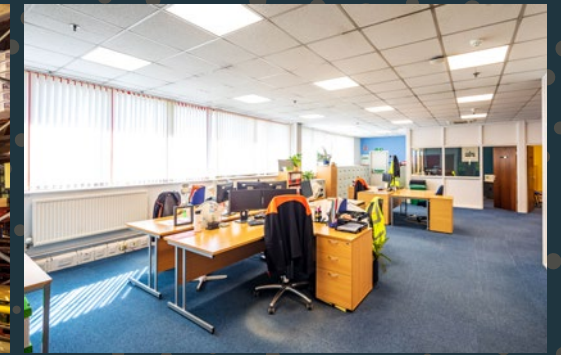
Fitted building (racking, lighting & sprinklered) subject to negotiations



50m Yard depth



Site area of 10.4 acres (40% coverage)



Self-contained cross dock facility

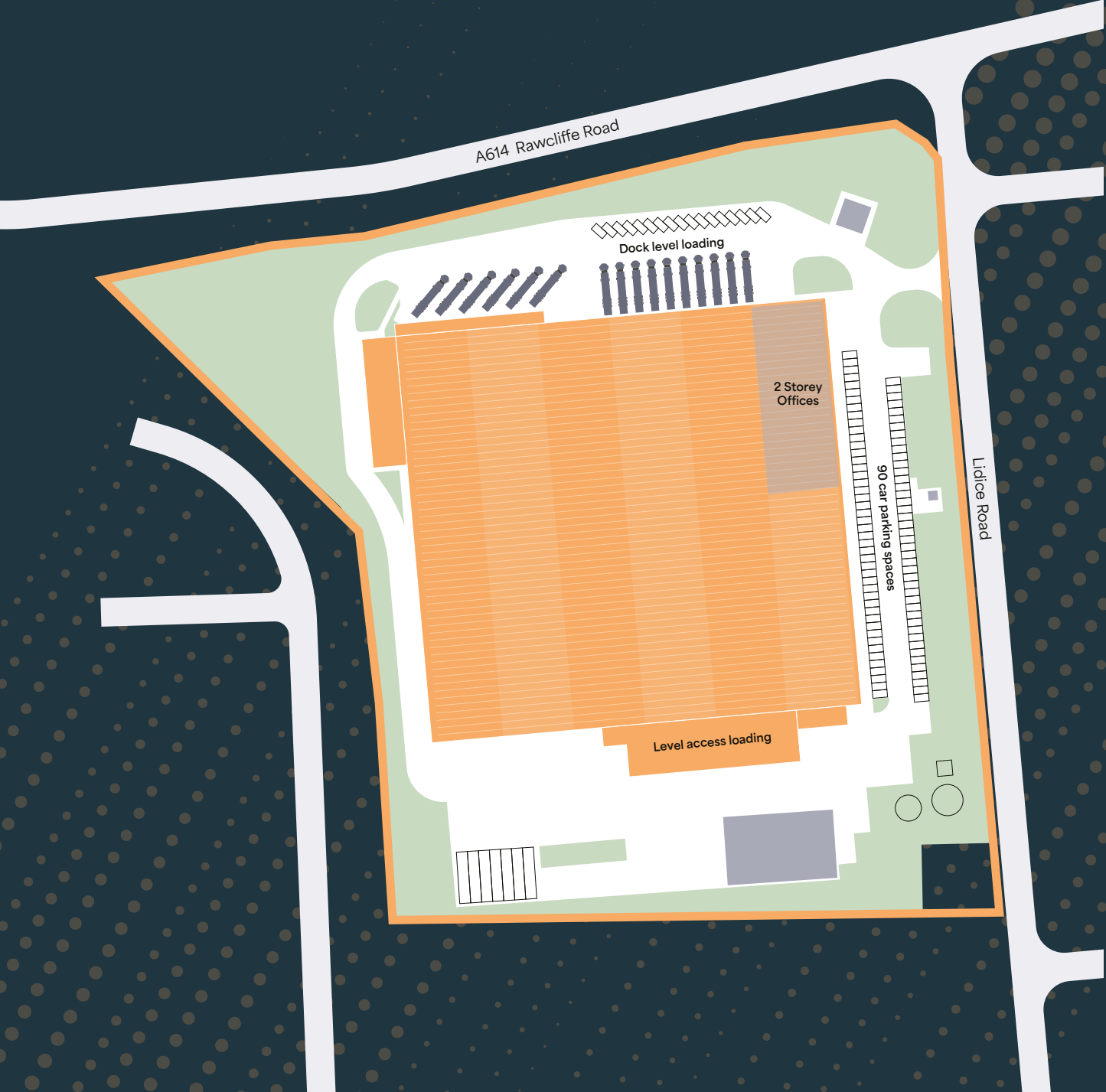
181,155 Sq Ft (16,829 Sq M)



ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas.

	Sq Ft	Sq M
Warehouse	171,857	15,966
Ground & First Floor offices	9,298	863
Total	181,155	16,829



FURTHER INFORMATION

TERMS

The unit is available to let for a term of years to be agreed, alternatively a sale of the property will be considered.

TENURE

Freehold.

EPC

The property has an EPC Rating of C-71.

VAT

Vat will be payable at the prevailing rate on any transaction.

BUSINESS RATES

We recommend any interested parties to make their own enquiries with the local city council.

LEGAL FEES

Each party to be responsible for payment of their own legal fees incurred.

VIEWING / FURTHER INFORMATION

To arrange a viewing or for further information please contact the joint agents.

Paul Mack

paul@gvproperty.co.uk
07921 933 636

Tom Goode

tomg@gvproperty.co.uk
07583 120 180

Rob Kos

rob.kos@dtre.com
07709 846 930

Andrew Lynn

andrew.lynn@dtre.com
07795 107 469



0113 245 6000

DTRE

0113 856 1726
www.dtre.com



Misrepresentation Act 1967. Unfair Contract Terms Act 1977. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk