

GOOLE

J36 M62



Boundaries are indicative and for identification purposes only

FOR SALE

**29 ACRE PRIME
DEVELOPMENT
OPPORTUNITY**



DN14 8GA

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**RESERVED MATTERS PLANNING CONSENT FOR 527,000 SQ FT CROSS DOCK DISTRIBUTION FACILITY
FULL SUITE OF TECHNICAL INFORMATION AVAILABLE**

GOOLE

J36 M62

CAPITOL PARK

Goole J36 M62 extends to approximately 29 acres and benefits from a reserved matters planning consent for a single distribution facility of 527,000 sq ft. Alternative schemes can be accommodated (subject to planning).

CONNECTIVITY

The site benefits from immediate access to Junction 36 of the M62 motorway and the A161 Goole Link Road which provides direct access to the inland port of Goole. The M18 intersection is 2.1 miles to the west of the site, allowing quick and easy access to Doncaster, Scunthorpe and South Yorkshire.

MULTI-MODAL FEATURES

- Immediate access to J36 of the M62 motorway
- M18 intersection within close proximity provide quick access south
- Direct access to the Port of Goole
- Quick links to the ports of Hull, Immingham and Grimsby



EAST RIDING DEMOGRAPHICS



IMMEDIATE ACCESS TO
J36 M62



LOCAL SKILLED
MANUAL LABOUR
25.2%
(COMPARED TO 20.9% UK)



AVERAGE WAREHOUSE SALARY
(10 MINS OF GOOLE)
£27,790
(1.5% BELOW NATIONAL AVERAGE)



ECONOMICALLY ACTIVE
POPULATION
3 MILLION
(WITHIN 1 HOURS DRIVE)



LOCAL LABOUR CATCHMENT
INCREASE 4.1%
(OVER NEXT 10 YEARS)

PLANNING

Reserved matters planning application for the 'erection of a B2/B8/B1a building with associated office space'. The application ref: 22/01439/STREM can be accessed by [clicking here](#).

Alternative designs and layouts can be accommodated on site, (subject to planning consent).

SERVICES INFRASTRUCTURE

Significant mains services capacity (up to 3MVA) may be available in the immediate area. For further information, please refer to the dedicated data room.

TERMS

The site is available on a freehold basis only. Offers are invited.

DATA ROOM

A dedicated data room is available. For access, please contact the joint agents.

NEARBY OCCUPIERS INCLUDE:

TESCO



CRODA

GXO

SIEMENS

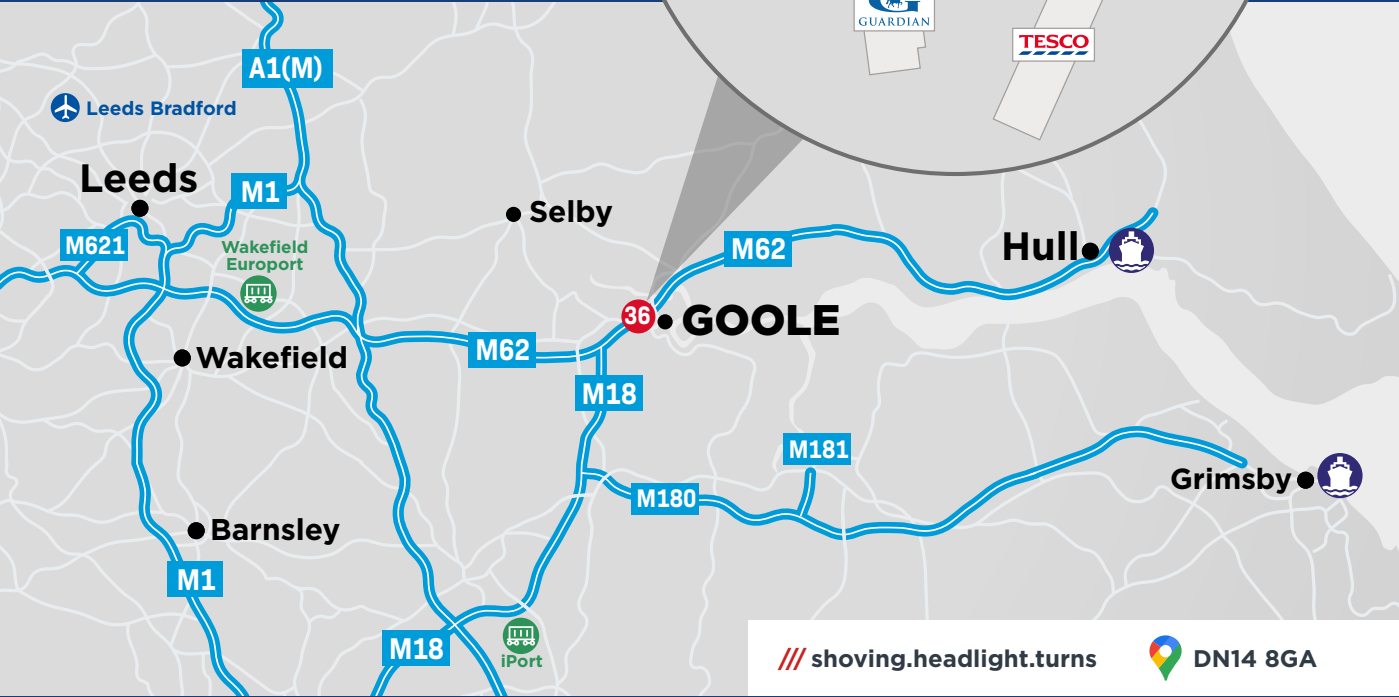
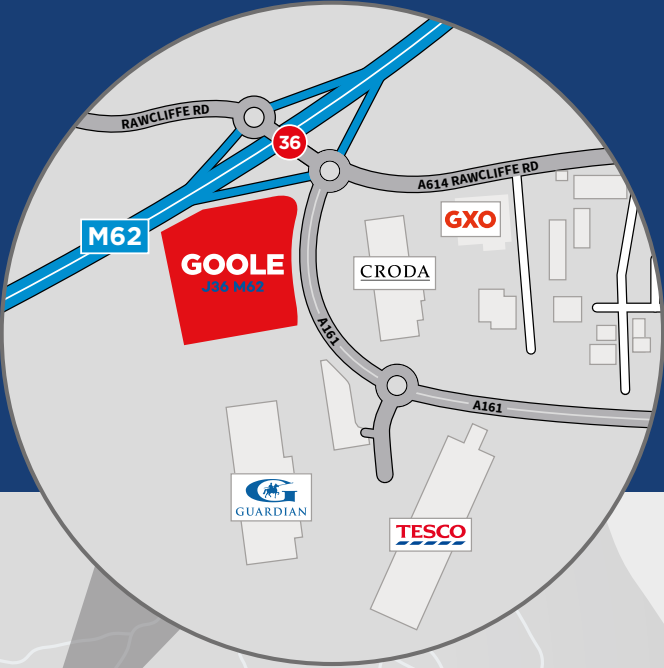
elite



TRAVEL DISTANCES

Location	Distance
Jct 36 M62	1 mile
M18	2.8 miles
M180	9.5 miles
Hull	23 miles
Leeds	33 miles
Sheffield	40 miles

Source: Google Maps



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STRATEGIC LOCATION

Goole J36 M62 is strategically located directly adjacent to Junction 36 of the M62 motorway at the heart of the national motorway network and provides superb access to the entire north of England via the M62, M18, M180, A1 (M) and M1 motorways.

The site now benefits from the new Goole Link Road which leads through the site and links with the A161 Anderson Road and to the Port of Goole.

ALL ENQUIRIES

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