



GentVisick

FOR SALE / MAY LET

Gowdall Lane, Pollington, DN14 0AU

**18,605 sq. ft (1,728.49 sq. m) on a site of 3.531 acres
(1.429 hectares)**

Detached Hybrid Office / Industrial Premises

- Redevelopment potential (subject to planning)
- Expansion land of 2.216 acres (0.897 hectares)
- HQ building with up to 7,865 sq. ft of offices
- Good access to Junction 34 of the M62 Motorway

 **0113 245 6000**

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Location

The property is strategically located just one mile from Pollington village, and less than 5 miles from Junction 34 of the M62 Motorway.

The property itself is accessed off Gowdall Lane which leads directly to Pollington village via Pinfold Lane.

Description

The property comprises a modern detached hybrid HQ office / industrial building, which benefits from the following specification;

- Up to 7,865 sq. ft of HQ offices
- Expansion land of 2.216 acres
- Large, flat and regular-shaped site with the potential to be fully secured
- Loading via 2 ground level roller shutter doors

Accommodation

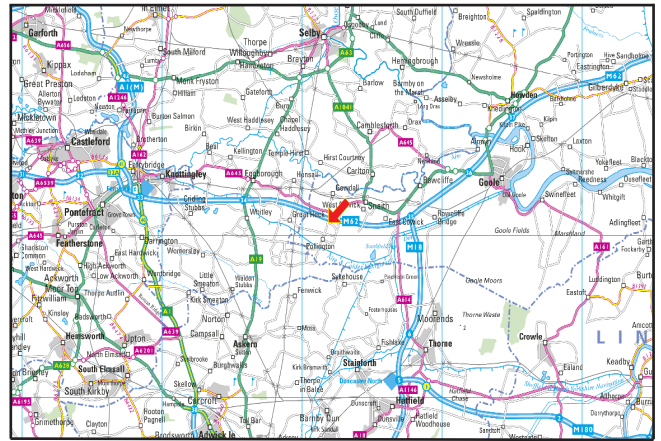
Accommodation	sq. m	sq. ft
Warehouse / Production	766.54	8,251
Ground Floor Offices	387.38	4,170
First Floor Offices	343.24	3,695
Rear Storage Building	231.33	2,490
Total	1,728.49	18,605

EPC

A copy of the EPC certificates and reports are available on request.

Planning

All enquiries should be made via the East Riding of Yorkshire Planning Department.



Terms

The property is available on a freehold or leasehold basis.

Rent / price on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact the joint agents;

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