

linkagency



White Rose Park, Larsen Road, Goole, DN14 6XF

£450 PCM



White Rose Park Larsen Road

Goole, DN14 6XF

- Serviced office space
- Rates & water included
- Great motorway links
- Air conditioning
- On-site parking

This serviced office space is located just outside of Goole town centre on Larsen Road. The premises are just 1.4 miles from Junction 36 off the M62, giving excellent links to both East & West Yorkshire. There are two units, priced individually at £450pcm, terms may be agreed for leasing of the two spaces together.

The office block at White Rose Park is set over two storeys and has been divided into individual offices/meeting rooms. Each space benefits from fitted lighting, heating, air conditioning, double glazing and carpeting. There is access to a shared kitchen and two separate WCs.

Business rates, water costs and communal cleaning are included within the annual rent. A contribution towards the quarterly electrical bill for the building would be payable, the units are on one supply.

The building is alarmed and on-site parking is available for tenants.

Rent is payable monthly in advance, one month's rent is paid up front.

Two units available if required, terms to be agreed on negotiation.

A reservation fee is payable on application.



Location and EPC Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Extra Info

Business rates included

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk



Floorplan

