

FLEXIBLE BUSINESS SOLUTIONS

# Aire Street, Goole Shop/Offices

Magnificently restored airy, professional and well designed shops and offices available for immediate occupation.

Office suites decorated and fully carpeted throughout.



## UNBEATABLE VALUE...

Rents include: electricity costs (heating, lighting), business rates, water rates, property insurance, maintenance and weekly cleaning of the common areas.

# FLEXIBLE BUSINESS SOLUTIONS

## Aire Street, Goole

# Shop/Offices

Built to house the offices of various import and export companies operating at Goole Docks, this superbly constructed building has been transformed into an airy, professional and well designed office and shops complex.

Renovated to the highest standard to provide exceptional office and shop space, this development comprises 5 ground floor units that could be let as shops or office space. There are also 10 office units of varying size spread across the first and second floors.

If you are looking to relocate, downsize or wanting to let new office or shop premises in Goole then viewing these premises are a must.

All units are available to let on immediate easy in and out leases or long term lease options by negotiation.



## Aire Street, Goole Ground Level Shops/Offices

### Aire Street Shop Unit Specifications

**1 St. John's Street**  
312sq.ft. approx

**46 Aire Street**  
602sq.ft. approx

The old Managers Office of the London and Midland Bank still contains the original 1885 safe - in full working order.

**48 Aire Street**  
290sq.ft. approx

**50 Aire Street**  
538sq.ft. approx

**52 Aire Street**  
376sq.ft. approx



Warning: Property Misdescriptions Act 1991 - Buyers are warned that this leaflet is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified Matters prescribed by any order under the above Act. The contents of this leaflet may be subject to change at any time and alterations can occur during the progress of the works without revision of this leaflet. Consequently the layout, form, content, specifications and dimensions of the finished construction may differ from those shown. All measurements are approximate - please check room dimensions on site. This is an artists impression only.

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## Aire Street, Goole

# Level 1 Offices

### Suite 1

320sq. ft. approx.

Large L-shaped room. Windows to back and front.

All windows have blinds.

There are plenty of sockets and telephone points.

The office is fully decorated and carpeted.

It features two restored original fireplaces.

### Suite 2

235sq. ft. approx.

Double open plan room. Windows to front with blinds.

Plenty of sockets and two telephone points.

Fully decorated and carpeted.

It features the restored original fireplace.

### Suite 3

111sq. ft. approx.

A compact office facing the rear. Overlooks the courtyard.

Window with blinds.

Plenty of sockets and two telephone points.

Fully decorated and carpeted.

It features the restored original fireplace.



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## Aire Street, Goole

# Level 2 Offices

### Suite 4

108sq. ft. and 140sq. ft. approx. making a total of 248sq.ft.

Two room suite facing front and rear in this beautifully restored building.

Windows with blinds.

Plenty of sockets and two telephone points.

Fully decorated and carpeted.

### Suite 5

63sq. ft. and 147sq.ft. approx. making a total of 210sq.ft.

Two room suite facing the front of this impressive Victorian building.

Windows with blinds.

Plenty of sockets and two telephone points.

Fully decorated and carpeted.

### Suite 6

115sq. ft. approx.

A compact office facing the rear.

Overlooks the courtyard.

Window with blinds.

Plenty of sockets and two telephone points.

Fully decorated and carpeted.



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