

SCREETONS



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Over 720 offices nationwide



TO LET FIRST FLOOR OFFICES

**GOOLE
90-92 PASTURE ROAD
DN14 6HE**

This commercial property, situated on the first floor of 90-92 Pasture Road and with its own self contained access on Marlborough Avenue, covers approximately 1115 square feet in total and is located close to Goole town centre; one mile from the M62 at Junction 36 and a short walk to the main shopping precinct. The property has the benefit of uPVC double glazing, wall mounted electric heaters and a security alarm system, and is currently undergoing a redecoration programme.

£7,800 per annum

Available mid-August 2009

Offices at Howden, Goole & Snaith

Description

This first floor office suite is situated facing Pasture Road and is accessed via Marlborough Avenue. The property offers a gross area of 1,115 square feet (net area over 770 square feet).

FIRST FLOOR ACCOMMODATION

- **Office One** (4'7" x 3'3") plus (11'8" x 8'8") (1.44m x 1.02m) plus (3.61m x 2.68m) **100 square feet**

Wall mounted electric heater.

- **Office Two** (8'8" x 9'7") (2.68m x 2.97m) **83 square feet**

- **Office Three** (12'9" x 14'6") (3.93m x 4.44m) **184 square feet**

Wall mounted electric heater.

- **Office Four** (13'1" x 12'9") (4.01m x 3.93m) **166 square feet**

Wall mounted electric heater.

- **Office Five** (7'7" x 7') (2.34m x 2.14m) **53 square feet**

- **Office Six** (5'6" x 6'11") (1.67m x 2.10m) **38 square feet**

Wall mounted electric heater. Access door to Office Five.

- **Office Seven** (5'6" x 13'8") max (1.68m x 4.18m) max **75 square feet**

- **Office Eight** (5'6" x 13'8") (1.68m x 4.18m) **75 square feet**

- **Kitchen** (7'6" x 9'11") (2.30m x 3.03m)

Fitted units comprising two double base units finished in beech effect laminate and having a laminated work top. The units incorporate a one and a half bowl stainless steel single drainer sink. Wall mounted hot water boiler. Extractor fan. Wall mounted electric heater.

- **W.C. One** (3'3" x 6'4") (1.00m x 1.94m)

White suite comprising a low flush W.C. and a wall mounted hand basin. Hot water boiler. Extractor fan.

- **W.C. Two** (3'3" x 6'4") (1.00m x 1.94m)

White suite comprising a low flush W.C. and a wall mounted hand basin. Hot water boiler. Extractor fan.

- **Lease Terms**

The lease terms are by negotiation with the Landlord. The Landlord is responsible for external repairs, tenant responsible for internal repairs and decoration.

- **Services**

It is understood that mains water and electricity and mains drainage are laid to the property.

FLOOR PLAN

