

# ozone Logistics

**Design and build  
packages available  
For Sale or Rent**

Ozone Business Park,  
Junction 38, M62 Howden,  
East Yorkshire, DN14 7SE

- Ozone is an established logistics location
- Part of the Goole / Howden Employment Hub
- Join DPD, Warburtons, TNT & Image Data
- Visible from the M62 and 1 minute from J37
- Great connectivity from M62 to M18, M1 and A1M
- Easy access to Humber ports
- Railway stations and airports nearby
- Howden town: featured in The Times' top 20 places with the best standard of living in the UK



[ozonebusinesspark.co.uk](http://ozonebusinesspark.co.uk)



**Horncastle**  
Tel. 01482 631295

## Need more space?

In addition to people and products, property is a very important component to many businesses. Your property sets your image to your customer, the mood and energy of your team, and their productive capacity and creativity. In short, your building has a very direct impact on your business performance and profitability.

## The development

Ozone is a 32-acre business park providing a quality working environment with extensive landscaping and low site coverage. The remaining plots offer a range of buildings from 2,323sqm (25,000sqft) to 11,115sqm (120,000sqft) on generous plots with the potential for expansion.

## Ready to go

With all roads, drainage and infrastructure in place, the land is ready to develop. Plots 5 and 6 even have planning permission for the buildings shown and these can be developed in less than 26 weeks.

## Location

The Ozone business park sits within the growing Howden and Goole employment hub, located on the A614 Howden Road, just half a mile from junction 37 off the M62 motorway. Almost equidistant from Edinburgh and London with excellent links to national motorway, port and rail networks. It is now an established location for logistics and distribution.

## Terms

Freehold and leasehold packages are available. Bespoke terms are available on request.



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**Agent:** Richard Harris  
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## Site Plan



## Design and Build Solutions

Plots 5 and 6 are available for development on a design and build basis, either individually or combined. The plots have planning permission:-

**Plot 5: 2.90 acres – 25,570sqft**

**Plot 6: 6.12 acres – 73,480sqft**

Plots can be combined or divided to suit specific requirements. Potential to create a single building of 120,000sqft.



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