

FREEPORT36

INDUSTRIAL AND LOGISTICS UNITS
FROM 50,000 – 1 MILLION+ SQ FT

TO LET / FOR SALE

J36 M62 / GOOLE / DN14 8JR



SAVE OVER £15M* WITH
OUR FREEPORT BENEFITS

WELCOME TO FREEPORT 36

FREEPORT 36 is one of the largest employment sites in the north, offering occupiers up to 5.5 million sq ft of high-specification space available in units from 50,000 – 1 million+ sq ft.

The site sits within the Goole Tax Site, part of the Humber Freeport – one of the UK's most strategically important Freeports centred around the UK's busiest port complex.

FREEPORT STATUS

SIGNIFICANT TAX BENEFITS

BESPOKE UNITS

BUILD TO SUIT

COST EFFECTIVE EXTENSIVE LABOUR POOL

PROACTIVE SUPPORT FROM THE LOCAL AUTHORITY AND HUMBER FREEPORT

PLANNING SECURED

UNITS CAN BE DELIVERED IN UNDER 12 MONTHS



COST SAVINGS OVER £15M*

Freeports are special areas in the UK's borders where different economic regulations apply. Businesses can benefit from a range of tax and customs incentives designed to boost investment, innovation and job creation.

In simple terms, it's a smart place to do business – with real financial advantages for companies and you could be eligible for these tax benefits:



100% BUSINESS RATES RELIEF

For 5 years.



FULL SDLT RELIEF

On Freehold and Leasehold transactions.



0% EMPLOYER NICS

For new employees up to a salary of £25,000 for 3 years.



100% CAPITAL ALLOWANCES DEDUCTIBLE IMMEDIATELY

Allowing business to deduct the full cost of qualifying plant and machinery from their taxable profits in the year the expenditure is incurred.

*subject to building size and use



TOTAL FLEXIBILITY

5.5 MILLION SQ FT

ACROSS 220 ACRES

50,000 – 1 MILLION+ SQ FT

UNITS AVAILABLE

ADJACENT TO J36 OF M62

10 MINUTES FROM THE A1(M)

B2, B8 AND ENERGY USES

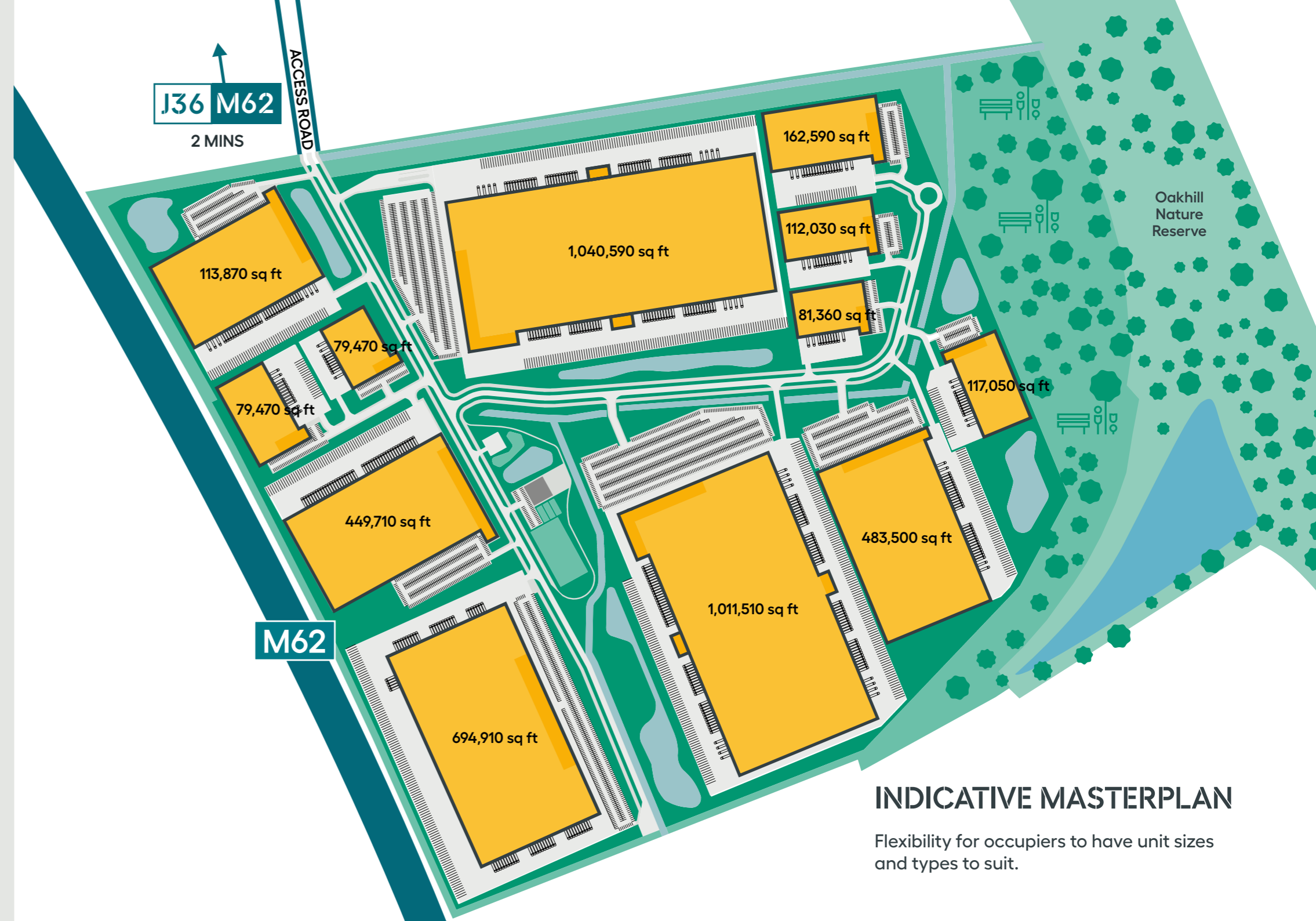
CONSENTED

150MVA+ POWER

AVAILABLE IN LOCAL NETWORK

NET ZERO CARBON

ENABLED



INDICATIVE MASTERPLAN

Flexibility for occupiers to have unit sizes and types to suit.

WELL CONNECTED

Located in Goole, adjacent to **junction 36** of the **M62**, **FREEPORT 36** offers easy access to the regional and national motorway network, as well as the **Port of Goole**. It also offers occupiers direct access to an extensive and cost-effective labour pool.

ROAD ACCESS

M62	2 mins
M18	4 mins
A1	10 mins
M1	30 mins

NEAREST CITIES

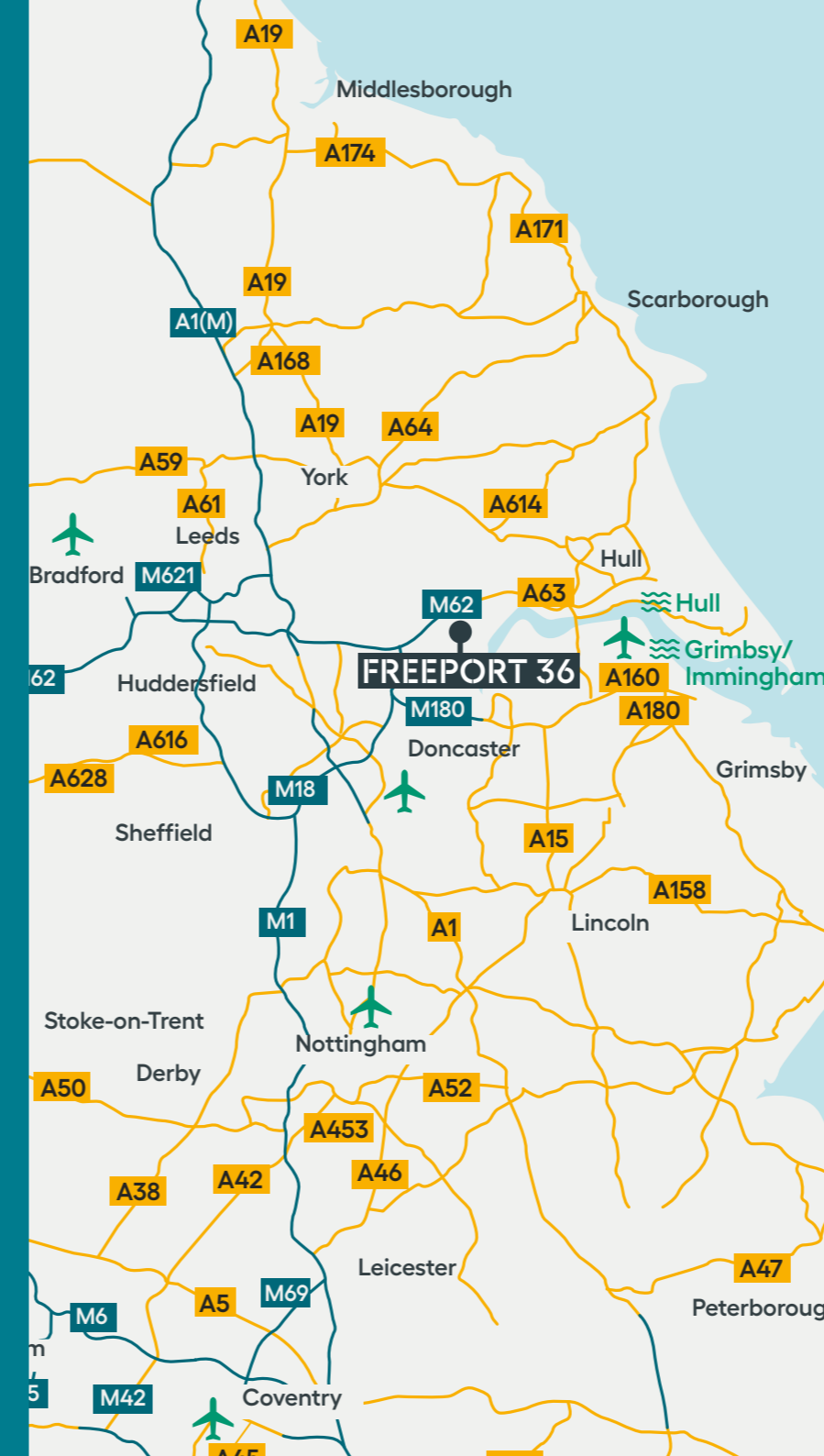
Hull	42 mins
Leeds	45 mins
York	50mins
Sheffield	55 mins
Manchester	90 mins
Birmingham	110 mins
London	185 mins

FREEPORT 36 GOOLE

Postcode:
DN14 8JR



What3words:
FORWARDED.RESERVED.ACTUAL



PORTS & AIRPORTS

Port of Goole	6 mins
Port of Hull	38 mins
Immingham Docks	52 mins
Port of Grimsby	53 mins
Humberside Airport	42 mins
Leeds Bradford Airport	65 mins

RAIL CONNECTIVITY

Goole Train Station	5 mins
Howden Train Station	12 mins



STRATEGIC SIGNIFICANCE

Through collaborative public-private partnerships, the Humber area fosters a supportive business environment, in close-proximity to FREEPORT 36 are a number of significant operators including:



POWERED BY INDUSTRY, BUILT FOR GROWTH



THE UK'S ENERGY ESTUARY

Home to offshore wind, bioenergy, and hydrogen innovation

Driving low-carbon growth and net zero investment



BIOECONOMY & AGRI-TECH STRENGTH

£91bn turnover across the North's bioeconomy

105,000+ jobs in food production & processing

£8.7bn GVA in Yorkshire alone

East Riding agriculture supports domestic and export supply chains — with 204,000 hectares of productive land



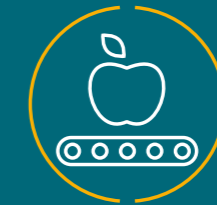
GLOBAL TRADE AT YOUR FINGERTIPS

10 minutes from the UK's busiest port complex

75 million tonnes of cargo handled annually

Daily sailings to Scandinavia & mainland Europe

Deep-water terminals for global-scale logistics



FOOD MANUFACTURING & PROCESSING POWERHOUSE

80+ businesses locally

2,600+ employees

Perfect for food innovation, logistics, and supply chain resilience

A PLACE TO GROW

FREEPORT 36 GOOLE

At FREEPORT 36, we're not just building space – we're creating a place. A high-quality, cohesive destination that feels inviting, integrated and designed with people in mind.

We believe that great places attract great people. That's why placemaking is central to the masterplan at FREEPORT 36 – creating a sense of community and belonging that naturally encourages interaction, wellbeing and pride in the workplace. The result is an unrivalled occupier experience that supports workforce attraction, satisfaction and long-term retention.

WELLNESS AT THE HEART



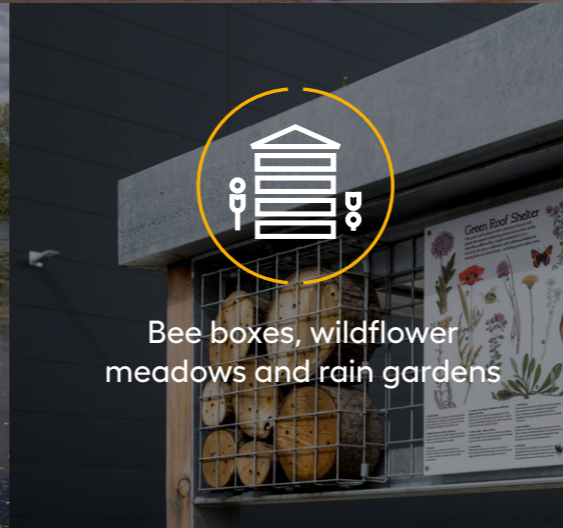
Clearly marked fitness loops



Open-air gyms/ calisthenic stations

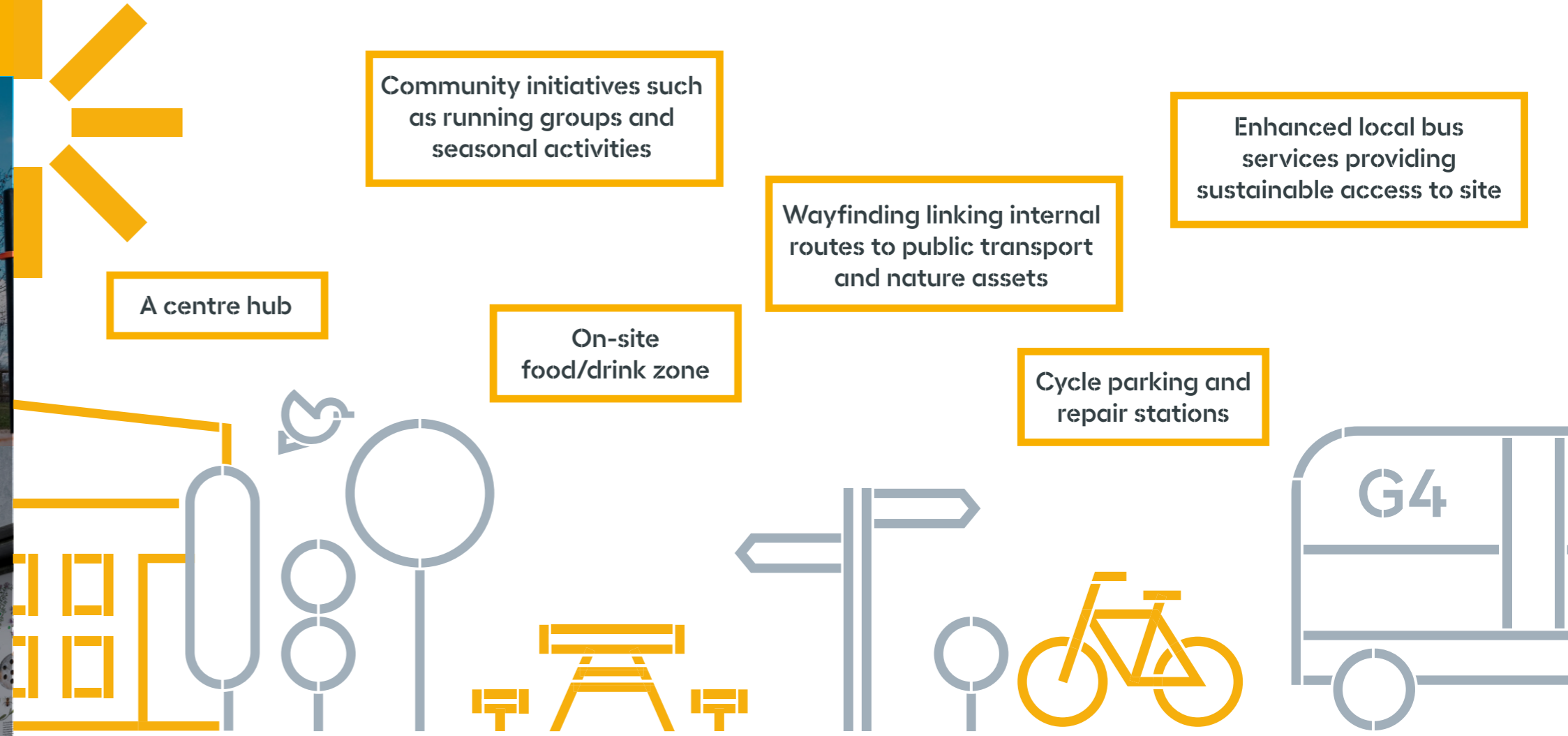


Nature trails and woodland walks connecting to Oakhill Nature Reserve



Bee boxes, wildflower meadows and rain gardens

DESIGNED FOR EXPERIENCE



Community initiatives such as running groups and seasonal activities

A centre hub

On-site food/drink zone

Wayfinding linking internal routes to public transport and nature assets

Cycle parking and repair stations

Enhanced local bus services providing sustainable access to site

CONNECTED TO THE WIDER COMMUNITY

BUILT FOR BUSINESS. BACKED BY PEOPLE.

FREEPORT 36 offers unrivalled access to talent - skilled, scalable and cost effective.



3.4M

Working age population within 60 minutes drive-time



274,800

Manufacturing jobs within a 60 minutes drive-time

FREEPORT 36 GOOLE

MORE VALUE PER HIRE

Workplace salaries in East Riding are 9% lower than the average

A PRODUCTIVE WORKFORCE

GVA per hour worked in the top third of local authority districts in the UK



SKILLED WORKFORCE ON YOUR DOORSTEP

5,981 Production Managers and Directors

3,456 Engineering professionals

2,409 Science, engineering and production technicians

11,283 Skilled metal, electrical and electronic trades



FUTURE TALENT PIPELINE

12 universities in Yorkshire and Lincolnshire

3 are members of the Russell Group

Engineering & Manufacturing apprenticeships in East Yorkshire are 2x the national average

PLANNING

Outline planning permission secured (ref: 24/01608/STOUTE)

5.5 million sq. ft consented accommodation

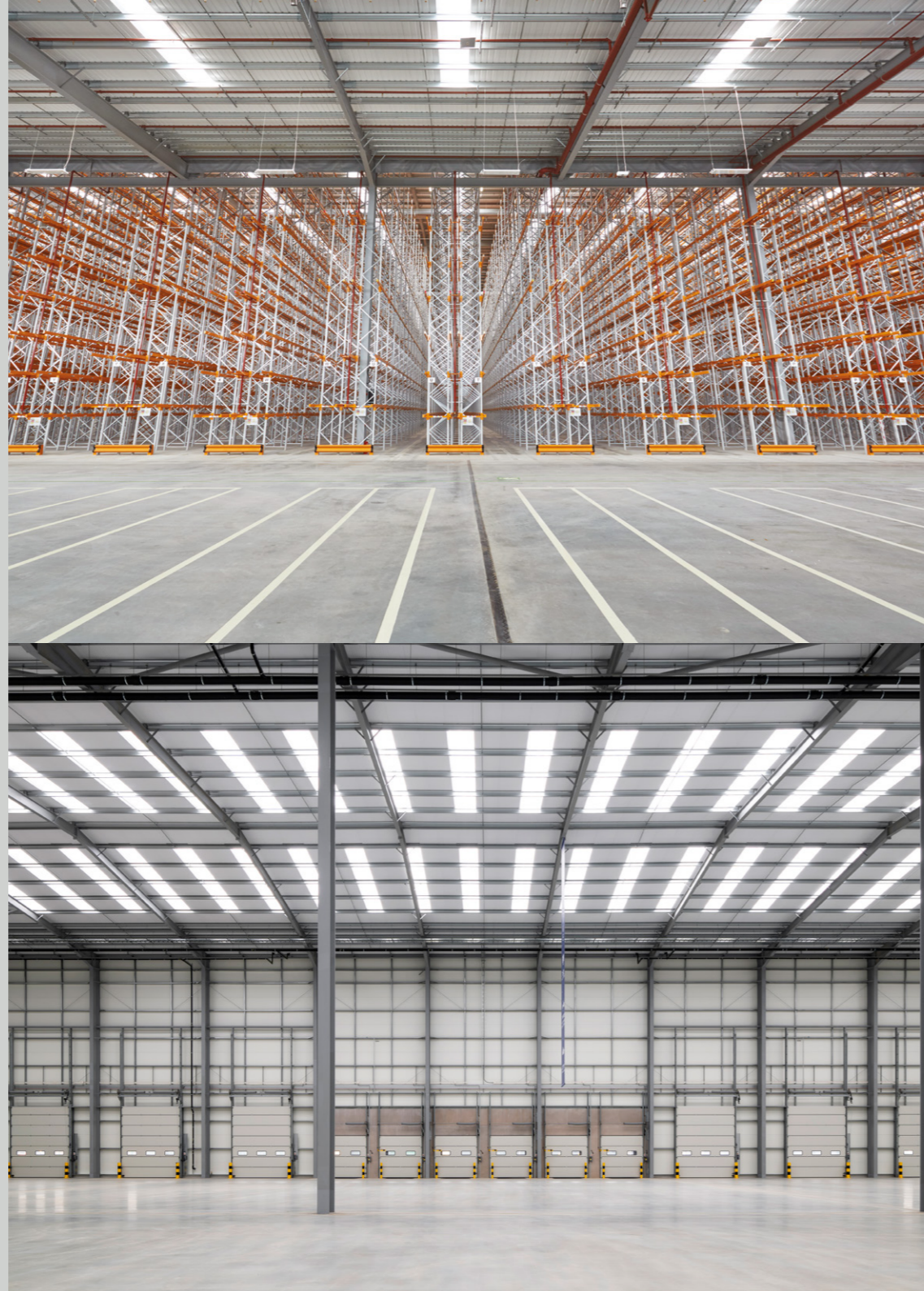
B2, B8 and energy uses consented

Flexibility to accommodate bespoke occupier requirements

25m building heights

Streamlined planning process supported by proactive local authority engagement

Freeport status enables enhanced planning support for reserved matters applications



TIMESCALES

Q4 2025



Outline planning permission granted for 5.5 million sq ft B2, B8 and energy uses

Q1 2026



Site preparation works commence

Q2 2026



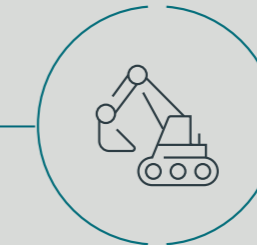
Reserved matters planning application submitted

Q3 2026



Reserved matters planning approved for bespoke units

Q4 2026



Phase 1 start on site

Q3 2027



Occupation date

ABOUT US

HBD

HBD create some of the UK's best industrial and logistics destinations. With a track record of successfully transforming unloved sites into thriving commercial hubs, we're well known for delivering sustainable places with purpose, where local and global brands can maximise their potential.

With history on our side, we're also proud to be part of Henry Boot, who've been operating in land, property, and development for over 135 years. These long-term and well-funded foundations, combined with the experience and expertise of our people, provides a stability and confidence to deliver for all our partners.

ST JOHN'S COLLEGE

St John's College, Cambridge is an eleemosynary corporation founded under a royal charter in 1511 and is one of the 31 colleges of the University of Cambridge. It's endowment was valued at over £800m as at 30 June 2025, and is invested in a diversified securities portfolio and in direct property throughout the UK.

St John's is a long term landowner and is committed to balancing the needs of the environment, local communities and commercial reality. Values that are perfectly aligned with HBD as joint venture partners.

St John's College, Cambridge is a registered charity under the Charities Act 2011, with registration number 1137428.

WHERE GREAT PLACES START

SPARK
Walsall



MOMENTUM
Rainham



MARKHAM VALE
Derbyshire



IAMP
Sunderland



FIND OUT MORE

www.freeport360.co.uk

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ST JOHN'S COLLEGE
UNIVERSITY OF CAMBRIDGE

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