

ozone

Junction 37, M62,
HOWDEN, EAST YORKSHIRE DN14 7SE



The location with all the right connections


Horncastle



What does Gro mean?

Gro with Horncastle is a campaign to push, encourage and support businesses, giving them a proactively managed property solution to help grow and develop. It's about being far more than a local developer and landlord. It's about offering a package of support services that will really help businesses thrive. Gro with Horncastle includes:

- Working with new and existing occupiers to help business plan for growth
 - Help with space planning for new business ideas
 - Assistance on finding and securing innovative funding solutions
 - Marketing support and guidance
 - Help with asset purchase
 - Access to contacts and business networks
 - Ongoing real hands on business support
- All of this is in addition to offering the best business focussed property solutions in the region:
- Space designed to your requirements with potential for growth
 - Sustainable and environmentally friendly developments in the best locations
 - Energy efficient and low maintenance buildings
 - Delivery to price and programme
 - Option to rent or buy to suit your budget

We may be able to help you, whatever you need. So make the call and gro with Horncastle.

Now is the time to gro!

**gro
your
business
here**



with Horncastle
growithhorncastle.com
Tel. 01482 631295



Ozone, already home to Warburtons, Image Data and Transatlantic UK, is a high profile site situated close to Junction 37, M62 which provides great road links, together with Rail, Port and Air facilities nearby offering excellent access to National and International businesses. The development extends to 32 acres and the site has been carefully planned to create a quality working environment with extensive landscaping and low site coverage. Ozone offers a range of manufacturing, warehousing and large scale distribution space to service the UK and Europe.

Choose Ozone



Design & Build

Horncastle and their team are experts in the development of property solutions for business and promote the use of innovative cost effective design, creating highly functional, energy efficient space with potential for growth. The site offers flexibility and a range of buildings from 929 sq m (10,000 sq ft) to 6,968 sq m (200,000 sq ft) on generous plots, each with potential for expansion. Full planning permission is in place on several plots. Competitive packages are available for freehold and leasehold design and build solutions to suit most budgets. In addition land is available to purchase for development subject to a design brief.

Located on the A614 Howden Road within half a mile of Junction 37 of the M62 motorway and the town centre of Howden. Goole is 3 miles, Hull 25 miles, Leeds 36 miles and Doncaster 23 miles. The M62 links directly to the M18 only 5 miles away, with the A1 12 miles and M1 31 miles to the west. The Humber Ports are also readily accessible at Goole, Hull, Immingham and Grimsby. Over the last few years the Goole and Howden employment area has grown significantly and businesses attracted include Guardian Glass, Ebuyer, Wren, The Press Association and more recently Tesco. These join Hygena, TDG Pinnacle and Vencil Resil.

York	22 miles
Doncaster	23 miles
Hull	25 miles
Leeds	36 miles
Sheffield	40 miles
Nottingham	65 miles
Manchester	70 miles
Middlesborough	85 miles
Liverpool	100 miles
Birmingham	115 miles
Newcastle	118 miles



Choose Location

Horncastle Group is a specialist in innovative property solutions with more than 45 years experience in property development, investment and regeneration. Gro with Horncastle is about being more than just a landlord or developer. It's about offering you a property solution in a proactively managed environment with a package of support services to help your business thrive. Now is the time to gro with Horncastle.

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