



## Well Located Industrial Unit Size 3,864 sq ft (359 sq m)

- Excellent location
- Available now
- Office space available

# Well Located Industrial Unit – To Let

## Size 3,864 sq ft (359 sq m)

### Location

The Estate is located approximately 9 miles south east of Leeds. 4.6 miles north east of Wakefield and 5.6 miles west of Pontefract. It benefits from excellent road communications with J31 of the M62 motorway which is located just 0.3 of a mile to the north.

### Description

The Estate comprise a terrace of industrial units to include 26,950 sq ft (2.504 m) constructed during the mid-1980s and incorporates a total of 7 units. The units are of steel portal frame construction with part brick/block, part profiled metal clad elevations and pitched asbestos cement sheet roof. The eaves height is approximately 13.1 ft (4 metres). All units benefit from a separate office area and WC facilities to the front. In addition each unit benefits from 3 phase electricity supply and roller shutter access.

### Accommodation

From the measurements provided we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Warehouse	3,864	359
<b>TOTAL</b>	<b>3,864</b>	<b>359</b>

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

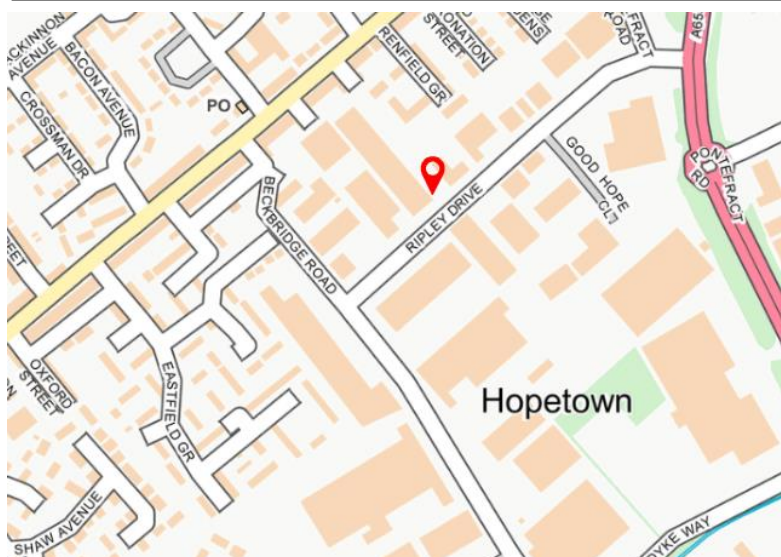
All figures quoted are subject to VAT at the prevailing rate where applicable.

### Terms

The property is available by way of a new lease on FRI terms. Quoting price **£23,184 per annum**.

### EPC Rating

This is available upon request.



### Further Information

For further information please contact the below

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Joint Agent – Gent Visik

### Date of Particulars

January 2020



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