



## Investment Opportunity

### Size 13,217 sq ft (1,228 sq m)

- Modern Unit Close to Junction 41 M1
- Secure Site & Large Yard
- Rare Opportunity

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### Location

The subject property is located a short distance from Junction 41 of the M1 Motorway approximately 2 miles north of Wakefield city centre. Outwood 41 is an established industrial location providing excellent motorway access to the motorway network in the heart of Yorkshire.

### Description

The subject premises provide a single story steel portal framed detached industrial unit. The unit is surmounted by a single pitched profile clad roof.

Internally the unit provides offices and showroom with warehouse beyond. Externally the unit provides a generous yard currently used for storage and a loading area.

The site has a low site cover (24% coverage) with an approximate 0.5 acre additional yard potential for future expansion/development.

### Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq m	Sq ft
Warehouse, Office & Showroom	1,012	10,890
Mezz	131	1,414
Extension	85	913
<b>Total</b>	<b>1,228</b>	<b>13,217</b>
Site Area (Approx)	1.15 acres	0.47 (h)

### Terms

The property is to be let as follows on new lease terms based on the below once completed:-

- 10 year lease
- Rent £71,000 pa
- 5 year Break Option & 5 year open market review
- FRI Lease with Schedule of Condition
- Let to Roann Ltd – Co Number – 07177478

Seeking offers above £835,000 assuming purchasers' costs of 6.29% (Non TOGC Sale) which reflects a NIY of 8.00%.

### EPC Rating

Available upon request.



### VAT

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

### Rateable Value

Warehouse & Premises with a Rateable Value of £67,500 pa.

### Further Information

For further information please contact the sole agent, CPP.

Ed Norris

T: 0114 270 9160

M: 07711 319 339

E: [ed@cpppartners.co.uk](mailto:ed@cpppartners.co.uk)



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