

**READY FOR
OCCUPATION
Q1 2022**



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TO LET

**NEW HIGH QUALITY INDUSTRIAL /
WAREHOUSE DEVELOPMENT**

FROM 3,000 SQ FT TO 8,000 SQ FT

A NEW DEVELOPMENT BY:



crt property
investments ltd



WEELAND PARK, KNOTTINGLEY, WF11 8DL

WP

WEELAND PARK

DESCRIPTION

The development will comprise of 3 terraces, forming a courtyard, of new industrial and warehouse units ranging in size from 3,000 to 8,000 sq ft.

SPECIFICATION

Units will be finished to a modern specification to include the following:-



- Secure by design
- BREEM 'Very Good'



6m eaves height



Full height roller shutter loading door



Good sized shared loading area



Dedicated car parking



Office or Amenity Block included



WC facilities



Fibre enabled



EV charging points



CCTV



Secure yard

SITE PLAN

Weeland Road (A645)



59 no. Total Car Parking Spaces
(including 6 no. disabled parking spaces)

AVAILABILITY

UNIT	SQ FT
Unit A1	6,000

UNIT	SQ FT
Unit B1	8,000
Unit B3	3,500
Unit B4	3,500

UNIT	SQ FT
Unit C1	4,000
Unit C2	3,000
Unit C3	4,000
Unit C4	3,000
Unit C5	4,000

Units can be combined to accommodate larger requirements.

TERMS

The accommodation is available to let by way of a new lease on terms to be agreed. Rent on application.

WP WEELAND PARK

LOCATION

Weeland Park Knottingley is strategically located between Junction 33 and 34 of the M62 Motorway and the A1(M) Motorway, which in turn provides superb access to the entire Yorkshire region.

Weeland Park benefits from sitting within Harworth Estate's Konect, a 141 acre rail-connected manufacturing and logistics park with the ability to provide 1.5m sq. ft. of employment space.



WEELAND PARK

KONECT

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ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

VAT

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

ESTATE CHARGE

There will be an estate charge payable for maintenance of common areas.

LEGAL COSTS

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

EPC

Available upon completion.

ALL ENQUIRIES

For further information please contact the joint agents:



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