

WHARFEDALE PROPERTY CO.

TO LET

Ground Floor Workshop Premises

Unit 24, Ferrybridge Business Park,

Fishergate. WF11 8JR.



3,125 sq ft

- **Established business park with automated gates**
- **Located close to A1/M62 intersection**
- **Ample parking and loading area**

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Wharfedale House, Smithies Lane, Birstall. WF17 9HR.

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LOCATION

Ferrybridge Business Park is situated on Fishergate (B1638), within close proximity to the A1/M62 Intersection. The North/South A1 junction is also less than a quarter of a mile to the west of the business park. The strategic location of Ferrybridge Business Park offers outstanding convenience for access around the West Yorkshire region and beyond.

DESCRIPTION

Unit 24 comprises: a ground floor workshop premises with toilets and a kitchen area. Ferrybridge Business Park benefits from extensive yards and parking areas, monitored CCTV cameras and automated gates. The unit benefits from roller shutters and personnel doors to both front and back with private parking and loading area to the front.

ACCOMMODATION

The following floor area is provided: **3,125 sq ft**

TERMS

Available on a new full repairing and insuring lease, for a term of years to be agreed.

RENT

£14,500 plus VAT per annum

BUSINESS RATES

The business rates are paid direct to the charging authority. We are verbally advised that the premises are assessed for rating purposes at RV: £13,500. The current Uniform Business rate for 2019/2020 is 49.1p.

BUILDING INSURANCE

£715 for the whole of 2019

LEGAL COSTS

The ingoing tenant is to be responsible for the reasonable legal costs of both parties incurred in this transaction.

SERVICE CHARGE

The letting will be subject to a site service charge – to be calculated on a floor area basis – in respect of maintenance and upkeep of common areas, common services, site security and management etc.

VIEWING ARRANGEMENTS

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Steven Jones	Eddisons	0113 243 0101
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Misrepresentation Act 1967

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