

# WHARFEDALE PROPERTY CO.

**TO LET**

**Ground Floor Workshop Premises  
Unit 6B, Ferrybridge Business Park,  
Fishergate. WF11 8JR.**



**4,596 sq ft**

- **Established business park with automated gates**
- **Located close to A1/M62 intersection**
- **Ample parking and loading area**
  
- **EPC Rating – D(85)**

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Email: [info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)

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 6B comprises: ground floor premises with a workshop, offices, kitchen and toilets. The property can be accessed via two roller shutter doors and a personnel door. Extensive yard space for loading and parking.

## ACCOMMODATION

The following floor area is provided: **4,596 sq ft**

## TERMS

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

## RENT

**£15,000 plus VAT per annum**

## BUILDING INSURANCE

£1,020 for the whole of 2018

## BUSINESS RATES

The business rates are to be re-assessed by the charging authority. We are verbally advised that the rateable value is £19,250. The current Uniform Business rate for 2018/2019 is 48p.

## 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

Mark Connors	Wharfedale	01924 476496
Alec Michael	Michael Steel	0113 234 8999
Steven Jones	Eddisons	0113 243 0101

### Misrepresentation Act 1967

Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein does not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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