

TO LET Wharfedale Property

Unit 15 Ferrybridge Business Park, Fishergate, Ferrybridge WF11 8JR

Ground Floor Industrial / Workshop Unit within Managed Estate



10,865 ft² (1009.40 m²)

Rent: On Application

- Clear span Warehouse / Workshop with ancillary Offices and Stores to undergo substantial refurbishment to include a new insulated roof
- Established business park strategically located just off M62 and A1(M) Motorways
- Situated within gated and managed estate with ample yard and parking provisions
- EPC Rating – TBC

www.wharfedaleproperty.co.uk
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01924 476496

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Location

Ferrybridge Business Park is situated on Fishergate (B1638) within close proximity to the A1(M) / 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

The premises comprise a ground floor workshop with an eaves height of c4.5m and benefits from partitioned office, kitchen and toilet facilities. The unit is accessed via a personnel entrance door and a roller shutter.

Externally, Ferrybridge Business Park benefits from 24/7 access, extensive yards and parking areas, remotely monitored CCTV cameras and automated gates to provide tenants with exceptional security.

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

Legal Costs

The incoming tenant is to be responsible for both parties' legal costs incurred in the transaction.

An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Business Rates

Workshop & Premises: £44,000 Rateable Value

Buildings Insurance & Service Charge

Figures can be provided upon request.

Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 10,865 ft² (1,009.4 m²) as a whole.

Services

Three phase electricity, water and drainage are connected to the property.

Viewing

Strictly by appointment only, contact:

Joe Oade

Joe@wharfedaleproperty.co.uk

Hannah Robinson

Hannah@wharfedaleproperty.co.uk

Subject to Contract

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