

TO LET

Wharfedale Property

Office Suite 3, Ferrybridge Business Park, Fishergate, Ferrybridge WF11 8JR

Second Floor Office Suite within Managed Estate



2,391 ft² (222.13 m²)

Rent: On Application

- Good quality, affordable refurbished office suite with ample on-site car parking
- Established business park strategically located just off M62 and A1(M) Motorways
- Situated within gated and managed estate with full 24/7 CCTV coverage
- EPC Rating – C (67)

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

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 second floor mainly open planned self-contained office suite, with a number of partitioned managerial offices to the perimeter. In addition, there is a large boardroom positioned to one corner of the suite. Throughout, the suite benefits from suspended ceilings with inset LED lighting and separate ladies and gents toilet facilities and a fitted kitchen / canteen area.

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

Offices & Premises: £8,500 Rateable Value

The Property is eligible for Small Business Rate Relief subject to qualification. The Tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Buildings Insurance & Service Charge

Figures can be provided upon request.

Accommodation

Measured on a Net Internal Area basis, the unit extends to approximately 2,391 ft² (222.13 m²) as a whole.

Services

Electricity, water and drainage are connected to the property.

Viewing

Strictly by appointment only, contact:

Joe Oade

Joe@wharfedaleproperty.co.uk

01924 476 496

07919 000 857

Subject to Contract

Misrepresentation Act 1967 Important Notice: 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 landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do 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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