

TO LET

Detached Warehouse / Industrial Premises
53,077 sq ft (4,931 sq m)

UNIT
A1
business park

- Superb access onto both the A1(M) Motorway and Junction 33 M62 Motorway
- Eaves height of 8 metres
- Large secure yard and loading area
- Separate car park with 45 spaces
- 4 ground level loading doors (3 with internal docking platform)

KNOTTINGLEY ROAD, KNOTTINGLEY, WF11 0BU

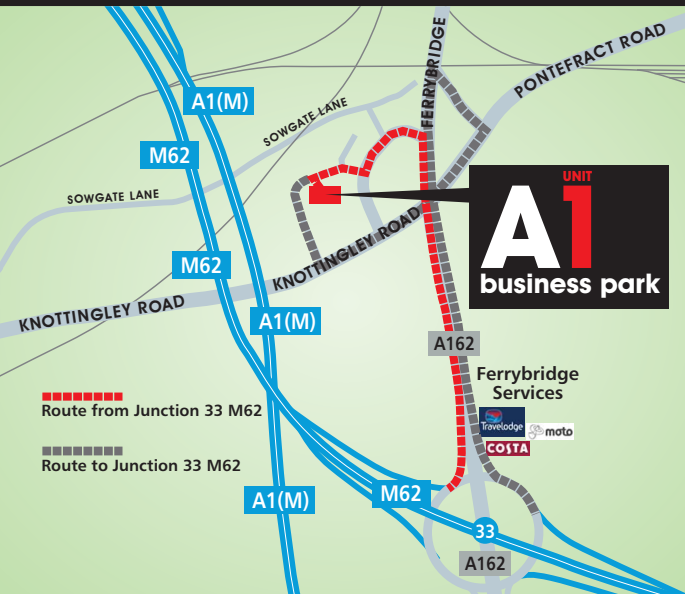
LOCATION

A1 Business Park is strategically located adjacent to both Junction 33 of the M62 Motorway and the A1(M) Motorway, which in turn provides superb access to the entire Yorkshire region.

A1 UNIT business park



KNOTTINGLEY ROAD, KNOTTINGLEY, WF11 0BU



DESCRIPTION

The property provides a modern detached warehouse / industrial facility, which benefits from the following specification;

- Eaves height of 8 metres
- Large secure yard and loading area
- Large loading canopy
- Separate car park with 45 demised spaces
- 4 ground level loading doors (3 with internal docking platform)
- Secure site with perimeter fencing
- High quality ancillary offices

ACCOMMODATION

The building provides the following approximate gross internal floor areas:

	Sq m	Sq ft
Warehouse	4,713.4	50,735
Office	217.6	2,342
Total	4,931	53,077

The building sits on a site of approximately 2.9 acres.

BUSINESS RATES

The building has a Rateable Value of £187,000. The business rates payable for 2017/18 will be £89,573.

EPC

An EPC is available upon request.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact either of the joint agents:

Gent Visick

Paul Mack

DD: 0113 285 5981

E: paul.mack@gentvisick.com

Jonathan Jacob

DD: 0113 285 5984

E: jonathan.jacob@gentvisick.com



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