


TO LET

Unit 3, Roundwood Industrial Estate, Ossett, West Yorkshire,
WF5 9SQ

8,065 Sq Ft (749.24 Sq M)

Warehouse / Storage Premises

- Flexible lease terms available
- Strategically situated within 0.5 miles of Junction 40 of the M1 Motorway
- Eaves height of 6 metres
- Situated within a fully secure site

 **0113 245 6000**

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Location

The property is strategically situated within 0.5 miles of Junction 40 of the M1 Motorway, less than 3 miles from Wakefield City Centre and just over 4 miles from Junction 29 Of the M62 Motorway.

Roundwood Industrial Estate itself leads directly to Junction 40 of the M1 Motorway via Wakefield Road (A638).

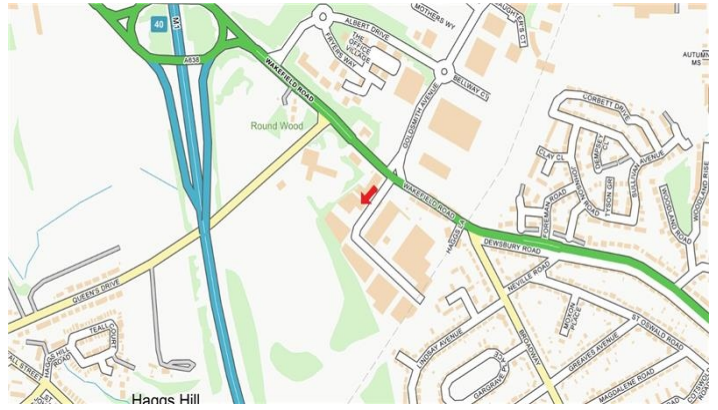
Description

The property comprises a semi-detached warehouse / storage building with the benefit of the following specification;

- Available on flexible terms
- Eaves height of 6 metres
- Ancillary welfare facilities

Terms

The property is available by way of a sub lease for term expiring 30/08/2024 , with a landlord only break option on 01/01/24. Rent on application.



EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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