



## Unit 4 Tanshelf Industrial Estate

Colonels Walk, Pontefract, WF8 4PJ

### MODERN LIGHT INDUSTRIAL UNIT

**1,004 sq ft**  
(93.27 sq m)

- Refurbishment undertaken
- Excellent location - 1 mile from J32 of M62
- Established industrial location
- Shared loading area
- LED Lighting in warehouse

# Unit 4 Tanshelf Industrial Estate, Colonels Walk, Pontefract, WF8 4PJ

## Summary

<b>Available Size</b>	1,004 sq ft
<b>Rent</b>	£12,000 per annum
<b>Rates Payable</b>	£3.23 per sq ft This property currently benefits from 100% rate relief
<b>Rateable Value</b>	£6,500
<b>Service Charge</b>	£1,020 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property forms part of a modern single-storey industrial estate of steel portal frame construction, with external brickwork and profile metal sheet cladding. The unit benefits from the following specification:

- \* LED lighting
- \* Kitchen & WC Facilities
- \* Mains gas, water and 3 phase electricity
- \* Roller shutter door with separate personnel access
- \* Dedicated parking

## Location

The premises are situated in close proximity to the A639 Park Road, just one mile from Junction 32 of the M62. The unit is located on Colonels Walk, a well-established industrial estate close to Pontefract town centre.

## Viewings

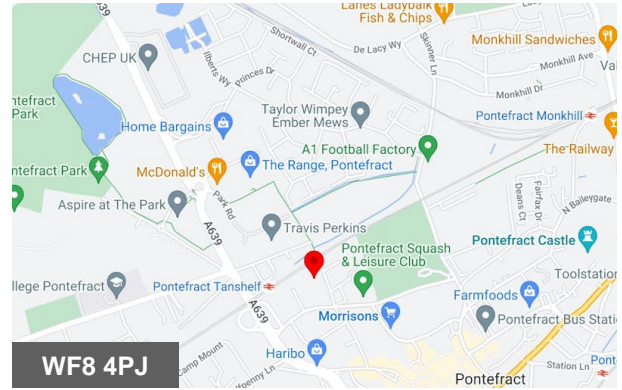
For viewing arrangements or to obtain further information please contact Carter Towler.

## Terms

The unit is available on a full repairing and insuring basis for a number of years to be agreed.

## EPC

Further information is available upon request.



## Viewing & Further Information



**Max Vause**

0113 245 1447

maxvause@cartertowler.co.uk



**Hazel Cooper**

0113 245 1447

hazelcooper@cartertowler.co.uk