



## Unit 3, Carr Wood Road

P K P Trading Estate, Castleford, WF10 4SB

### Rare Industrial / Warehouse Premises

**3,088 sq ft**  
(286.88 sq m)

- Long leasehold - 93 years remaining
- Established Industrial Location
- Generous Shared Yard
- 4.7m Eaves



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## Summary

<b>Available Size</b>	3,088 sq ft
<b>Price</b>	Offers in the region of £300,000
<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

Unit 3 provides a mid terrace industrial / warehouse unit with ancillary office and welfare facilities. The unit is of steel portal frame construction with part brick and part clad elevations that sits under a pitched, single skin asbestos cement sheet roof incorporating translucent roof lights.

## Location

Unit 3 PKP Trading Estate, Carr Wood Road is located in Glasshoughton, Castleford. The property sits adjacent to Junction 32 Shopping Outlet on an established industrial/ trading estate. It is situated off Junction 32 of the M62 motorway which in turn provides access to the wider motorway network.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	2,612	242.66	Available
Ground - Office, Welfare and Stores	476	44.22	Available
<b>Total</b>	<b>3,088</b>	<b>286.88</b>	

## Specification

- \*Ground level electric roller shutter
- \*Solid concrete floor
- \*3 phase power
- \*LED & sodium box lighting
- \*4.7m eaves
- \*Office and x2 WCs
- \*Dedicated parking

## Viewings

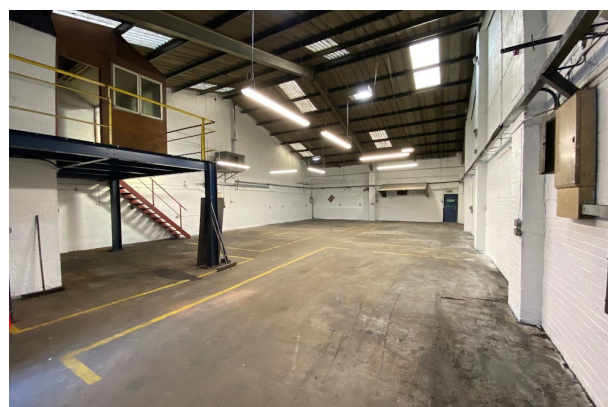
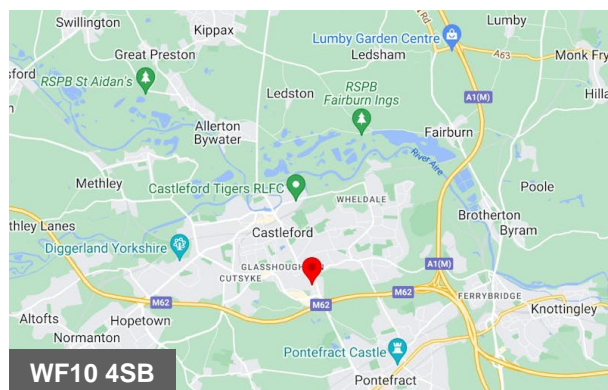
Please contact the agent to arrange a viewing.

## Terms

The property is available for sale on a Long Leasehold basis held on a 125 year lease, commencing in 1992 at a peppercorn rent. A copy of the long lease is available on request.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.



## Viewing & Further Information



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