

**Offices at Ferrybridge Workshops, Old Great North Road,
Knottingley, West Yorkshire, WF11 8PR**

TO LET

MODERN OFFICE SUITES

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.
2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



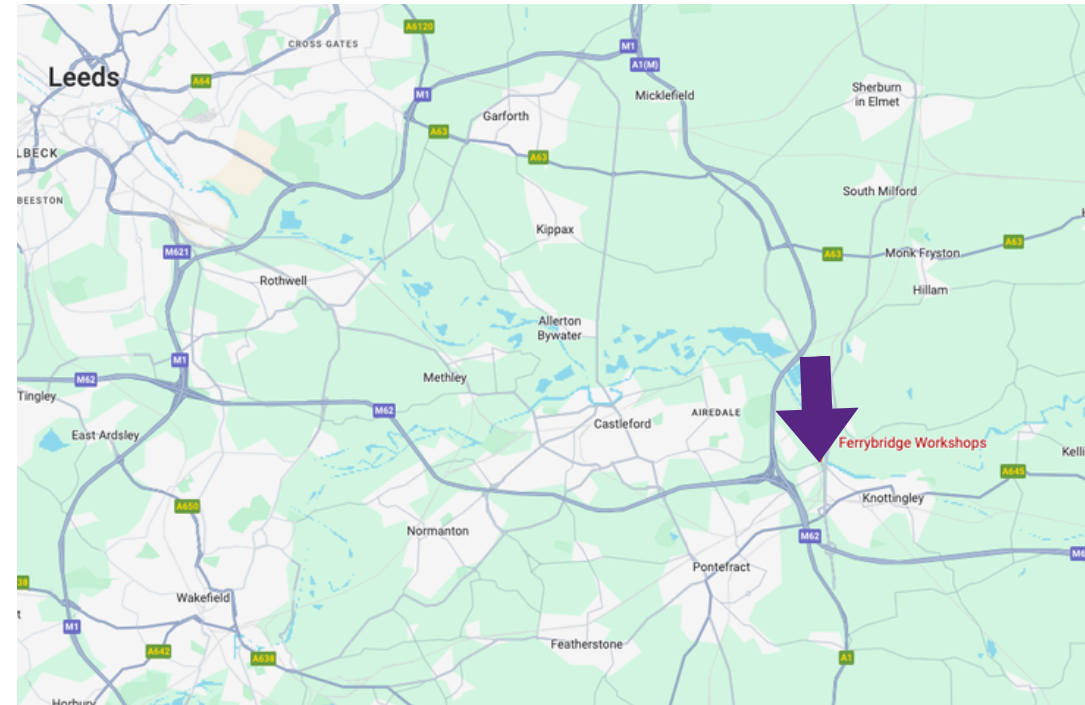
- ✓ 1,489 - 15,713 SQ.FT (138.32 - 1,459.77 SQ.M).
- ✓ 5 OFFICE SUITES OF VARYING SIZES ON 2ND & 3RD FLOORS.
- ✓ WELL LOCATED CLOSE TO THE A1(M) & JUNCTION 33 OF THE M62.
- ✓ SECURE SITE WITH 24/7 SECURITY & FOB ACCESS ENTRY GATES.
- ✓ EXTENSIVE ON-SITE PARKING AVAILABLE.

LOCATION

Ferrybridge Workshops occupies a highly accessible position on the Old Great North Road in Ferrybridge, a village forming part of the wider Knottingley area within the City of Wakefield. The location sits at the heart of an established industrial corridor, with close connections to neighbouring towns including Knottingley (1 mile), Pontefract (2.6 miles) and Castleford (3.7 miles), as well as strong links to the broader Yorkshire region including Wakefield (15 miles), Doncaster (17 miles) and Leeds (20 miles).

The site benefits from excellent connectivity, with direct access from the A162 which serves Junction 33 of the M62 1 miles to the south which links directly to the A1(M), placing it at one of the most important highway intersections in the North of England. Local bus routes serve the immediate area, including connections between Ferrybridge and Castleford, while Knottingley railway station situated 0.9 miles from the site provides direct rail links to Leeds and Wakefield.

The Workshops form part of a well-established commercial cluster. Nearby, Ferrybridge Business Park provides a range of light industrial and warehouse accommodation occupied by engineering, environmental and technical service firms, contributing to a strong local supply chain. Major regional investment is also underway, including the Mountpark Ferrybridge redevelopment of the former power station site, which is set to deliver up to 1.64 million sq ft of modern industrial and logistics accommodation.



DESCRIPTION

Ferrybridge Workshops established more than 40 years ago is a substantial heavy-engineering and precision-manufacturing complex comprising approximately 160,000 sq ft of workshop and office accommodation. The offices are located within the main building at the front of the site.

Access to the suites is via the front of the building through double entrance doors leading to a characteristic foyer. A central staircase and lift provides access to the upper floors.

The second floor comprises 3 suites, a single newly refurbished suite on the left side comprising an open plan office space and kitchenette with 2 partitioned rooms. There are two suites on the right side, the first a large open plan office suite with multiple small partitioned offices down one side as well as a kitchen, breakout room, male & female wc's and two meeting rooms to the rear. The second is a small office suite which comprises multiple partitioned offices and kitchenette.

The third floor comprises two office suites, both open plan with partitioned meeting rooms. The suites are to be refurbished. A communal kitchenette and wc facilities are situated in the hallway between both suites.

Extensive parking can be provided to suit an occupiers requirement. The site benefits from full monitored CCTV, 24/7 manned security at the entrance as well as fob accessed vehicle and pedestrian gate providing a high level of security.



ACCOMMODATION

The suites have been measured in accordance with the RICS Code of Measuring Practice and have the following approximate Net Internal Floor Areas: -

2nd Floor Left Suite	174.84 sq.m	1,882 sq.ft
2nd Floor Right Suite 1	800.33 sq.m	8,615 sq.ft
2nd Floor Right Suite 2	138.32 sq.m	1,489 sq.ft
3 rd Floor Left Suite	175.90 sq.m	1,893 sq.ft
3 rd Floor Right Suite	170.38 sq.m	1,834 sq.ft

TERMS

The suites are available as a whole by way of a new internal repairing and insuring lease for a term of years to be agreed at the following rentals: -

2nd Floor Left Suite	£15,056 pa (£8 psf)
2nd Floor Right Suite 1	£51,690 pa (£6 psf)
2nd Floor Right Suite 2	£11,912 pa (£8 psf)
3 rd Floor Left Suite	£15,144 pa (£8 psf)
3 rd Floor Right Suite	£14,672 pa (£8 psf)

Rents are exclusive of VAT, Business Rates, Service Charge and Insurance. Further information on Service Charge, Insurance & Utilities can be provided on request.

The services provided do not include cleaning and internal maintenance of each suite, but does include maintenance of shared areas.

Broadband can be provided by the Landlord at an additional cost, to be negotiated separately dependent on the requirement.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.



RATES

The suites are not currently separated for Business Rates purposes, rates will be apportioned and recharged separately by the Landlord. We estimate the annual Rates Payable of each suite are approximately:-

2nd Floor Left Suite	£3,730
2nd Floor Right Suite 1	£17,060
2nd Floor Right Suite 2	£2,950
3 rd Floor Left Suite	£3,755
3 rd Floor Right Suite	£3,635

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

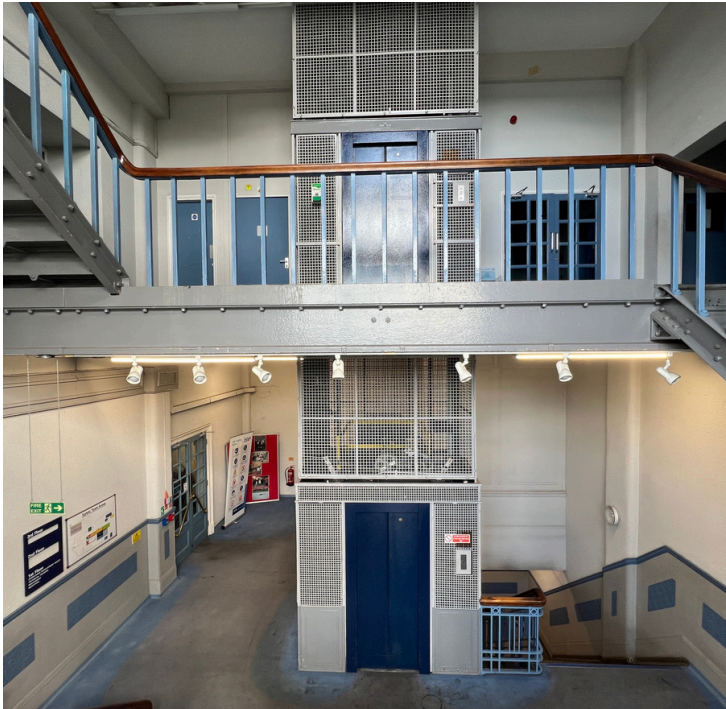
All prices and rentals quoted are exclusive of, but may be subject to VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

A: Tom Grimshaw
T: [01904 692929](tel:01904692929)
M: [07827 965146](tel:07827965146)
E: tom@mcbeathproperty.co.uk

A: Andrew McBeath
T: [01904 692929](tel:01904692929)
M: [07725 416002](tel:07725416002)
E: andrew@mcbeathproperty.co.uk

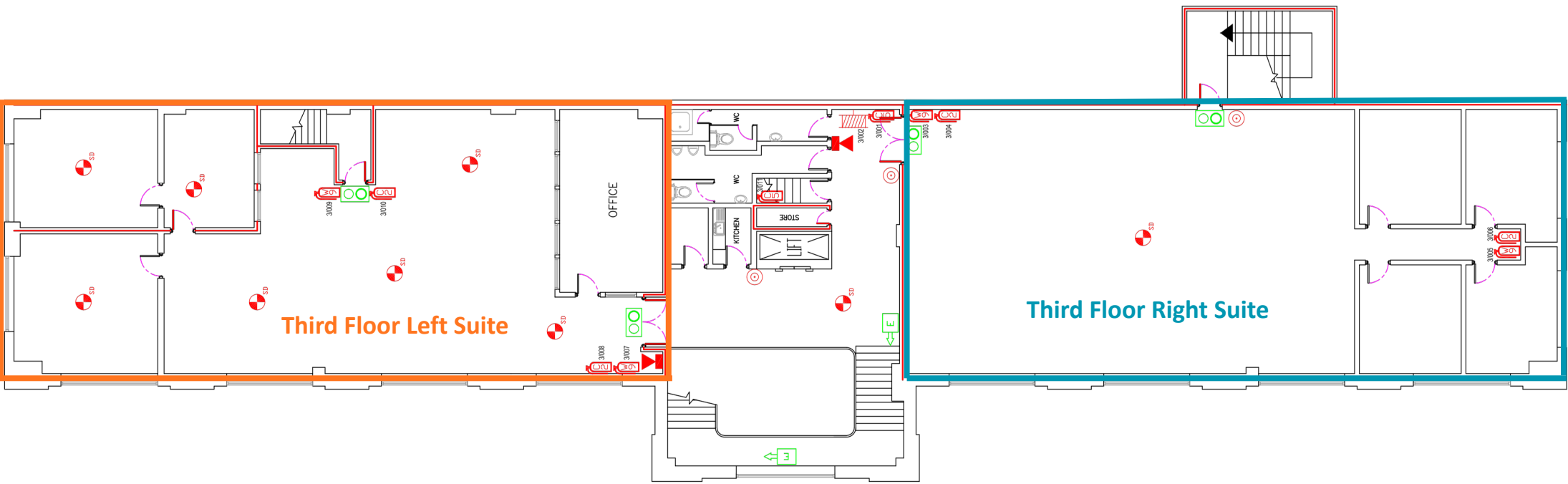


Subject to Contract - Nov 25



FERRYBRIDGE			
FIRE SAFETY DRAWINGS			
SECOND FLOOR FIRE SAFETY EQUIPMENT			
DATE: LTD	DATE: 22/05/06		
REVISION: SC	SCALE: 1:100		
DRAWING NO: FB_FS05_SF	SHEET NO: A1	OF: C	

SECOND FLOOR MAIN BUILDING



THIRD FLOOR MAIN BUILDING