

INDUSTRIAL / WAREHOUSE UNIT

McBeath
Property Consultancy

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mcbeathproperty.co.uk

TO LET



**UNIT AT FERRYBRIDGE WORKSHOPS,
OLD GREAT NORTH ROAD, KNOTTINGLEY,
WEST YORKSHIRE, WF11 8PR**

- ✓ **3,465 SQ.FT (321.98 SQ.M)**
- ✓ **OPEN PLAN UNIT WITH OFFICE/LAB/WORKSHOP SPACE**
- ✓ **CLOSE TO THE A1(M) & JUNCTION 33 OF THE M62.**
- ✓ **10.30M EAVES HEIGHT WITH FITTED 7.5 TONNE CRANE**
- ✓ **SECURE SITE WITH MANNED SECURITY**

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

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 mile 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 workshop is located to the front of the complex.

Internally the unit is open plan with an eaves height of 10.30m, concrete floor, LED spotlights, large windows across the frontage providing natural light and a fully serviced 7.5 tonne crane. The unit also benefits from a roller shutter. There is additional office/workshop/lab space adjoining the unit providing an open plan space with two partitioned rooms.

Externally, the property benefits from loading to the front and extensive car parking is available on the site. The site also benefits from full monitored CCTV, manned security at the entrance as well as fob accessed vehicle and pedestrian gate providing a high level of security.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Gross Internal Areas:-

Warehouse	233.97 sq.m	2,528 sq.ft
Mezzanine	33.12 sq.m	357 sq.ft
Office/Workshop/Lab	54.89 sq.m	590 sq.ft
TOTAL	321.98 sq.m	3,465 sq.ft

Subject to Contract - Sep 26

TERMS

The unit is available to let by way of a new internal repairing and insuring lease for a term of years to be agreed at a rental of **£26,700 per annum**.

SERVICES

The property is connected for mains services, including electricity (3-phase), water and drainage.

RATEABLE VALUE

The site is currently assessed as a whole for rates purposes, we understand the proportion of rates payable for the subject unit is approximately £4,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E. A copy of the EPC is available on request.

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.

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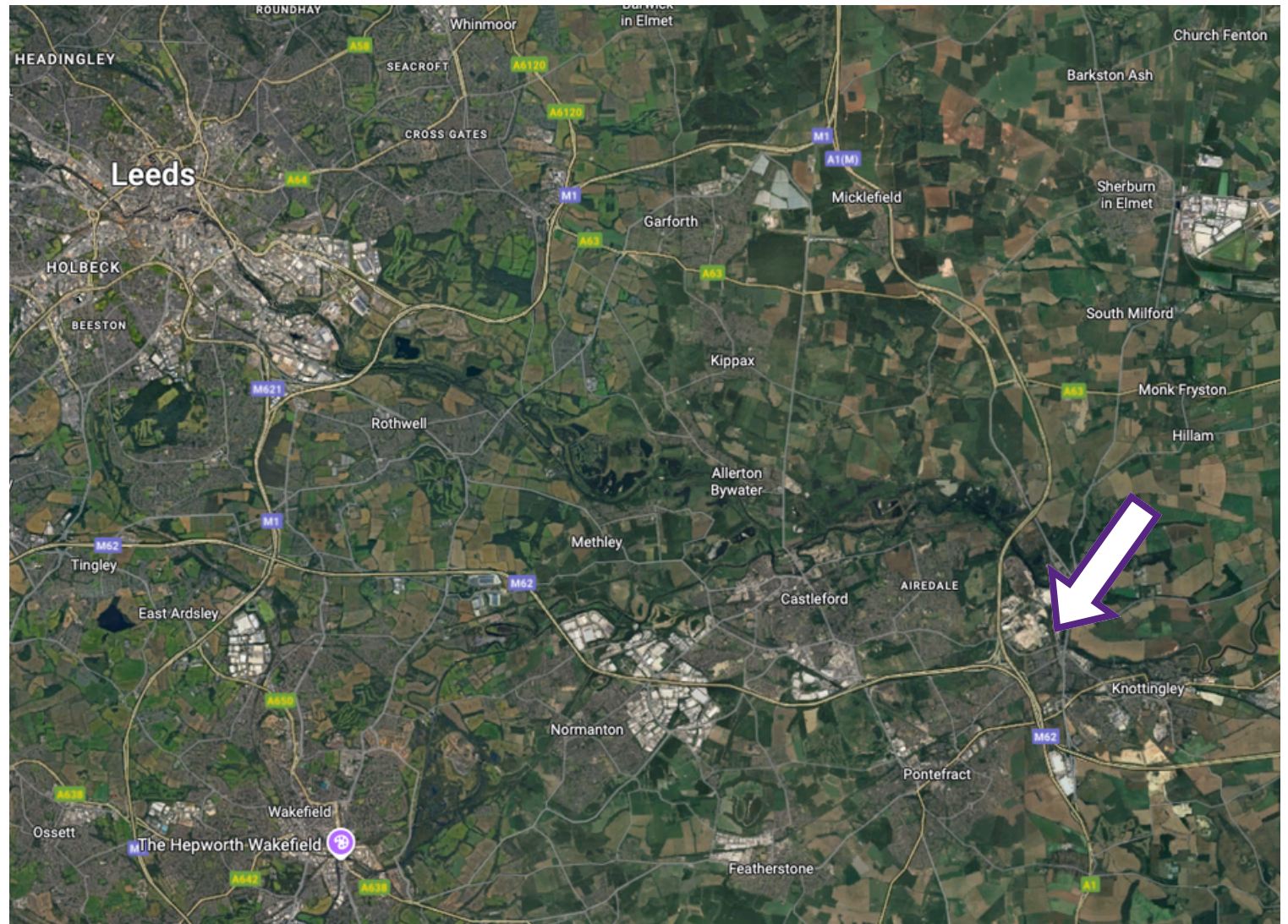


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