

WORKSHOP / OFFICE 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**

- ✓ **3,033 SQ.FT (281.87 SQ.M)**
- ✓ **WORKSHOP WITH OFFICE ABOVE.**
- ✓ **CLOSE TO THE A1(M) & JUNCTION 33 OF THE M62.**
- ✓ **LOADING BAY WITH LARGE ROLLER SHUTTER.**
- ✓ **SECURE SITE WITH EXTENSIVE PARKING.**

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.

The unit comprises a workshop within the main building with mezzanine office. The space benefits from a loading bay with roller shutter at the front of the building. The workshop provides an open plan room with small store room and has a concrete floor with suspended ceiling and LED lighting. The office which is accessed from a staircase within the workshop provides two open plan office rooms with a meeting room, fitted with suspended ceilings, LED lighting, large windows providing natural light and a kitchenette.

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. There is extensive parking throughout the site.

ACCOMMODATION

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

Workshop	83.24 sq.m	896 sq.ft
Loading Bay	42.40 sq.m	456 sq.ft
Store Room	33.46 sq.m	360 sq.ft
Office	122.77 sq.m	1,321 sq.ft
TOTAL	281.87 sq.m	3,033 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 **£15,165 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, a proportion of rates payable for the subject unit will be payable. Details can be provided on request.

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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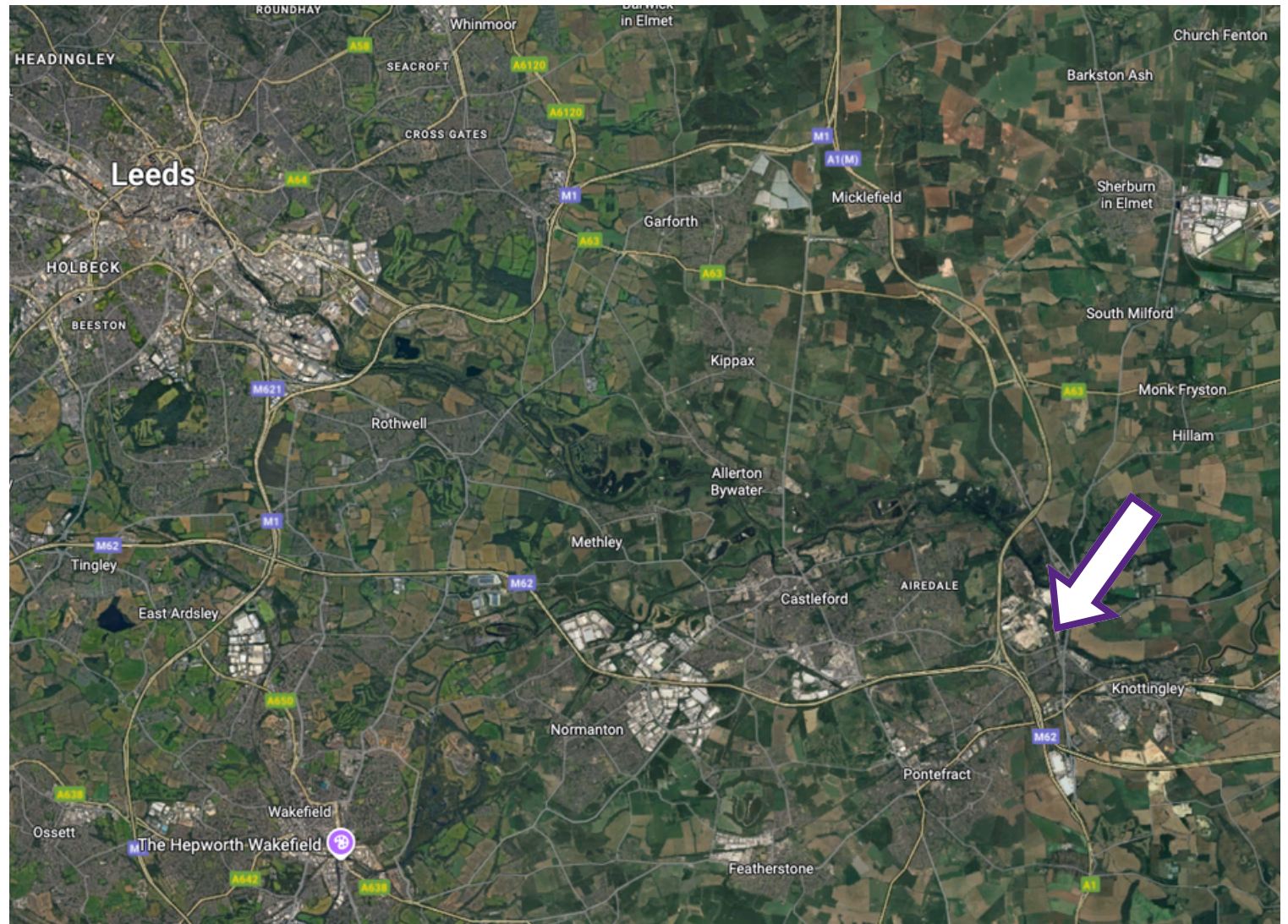
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