STORAGE / WAREHOUSE UNITS

McBeath
Property Consultancy
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TO LET



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

- 870 - 3,480 SQ.FT (81 - 324 SQ.M).
- 4 INDIVIDUAL STORAGE/WAREHOUSE UNITS.
- CLOSE TO THE A1(M) & JUNCTION 33 OF THE M62.
- 5.3M EAVES HEIGHT WITH ROLLER SHUTTER.
- SECURE SITE WITH MANNED SECURITY.

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

The property comprises a block of four industrial units of steel portal frame construction, with profile metal-clad elevations above brickwork plinths. Each unit benefits from an eaves height of 5.3m and a ridge height of 6.71m and a large roller shutter door with concrete loading area to the front.

Internally, the units provide open plan industrial accommodation with concrete floors, wall mounted lighting and electrical sockets. Rooflights provide natural light throughout the space. The units are ideal for warehouse and storage use.

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:-

Unit 1	81 sq.m	870 sq.ft
Unit 2	81 sq.m	870 sq.ft
Unit 3	81 sq.m	870 sq.ft
Unit 4	81 sq.m	870 sq.ft
TOTAL	**324 sq.m**	**3,480 sq.ft**

Subject to Contract - Oct 26

IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

TERMS

The units are 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 **£7,000 per annum per unit** exclusive of service charge, rates and VAT.

SERVICES

The units are connected for mains services, including electricity (3-phase) and water.

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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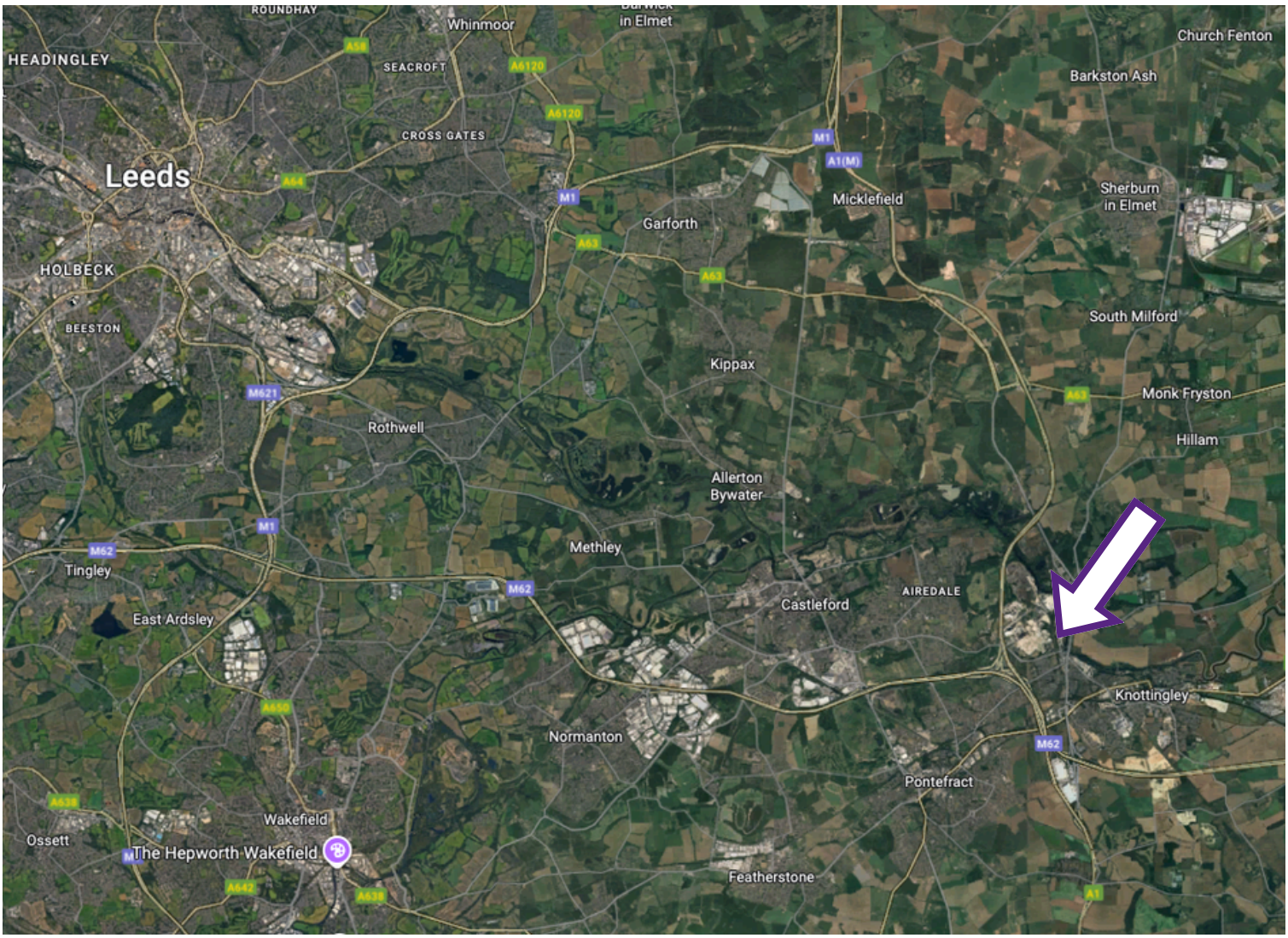






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