



Units 7 & 8 Tanshelf Industrial Estate

Colonels Walk, Pontefract, WF8 4PJ

LIGHT INDUSTRIAL/WAREHOUSE UNITS

1,155 to 2,320 sq ft
(107.30 to 215.54 sq m)

- Available individually or combined
- Undergoing refurbishment
- Strong road links
- Established industrial location



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Summary

Available Size	1,155 to 2,320 sq ft
Rent	Rent on application
Business Rates	Unit 7 - £10,500 and Unit 8 - £10,750. This is not the rates payable, businesses may qualify for 100% rates relief.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

Description

Unit 7 - comprises an end terrace industrial unit of steel portal frame construction, with both brick/blockwork and clad elevations which sit under a pitched metal profile sheet roof incorporating translucent roof lights.

Unit 8 - comprises a detached industrial unit of steel portal frame construction, with brick/blockwork and clad elevations which sit under a pitched metal profile sheet roof incorporating translucent roof lights. Both units benefits from the following specification:

- Small office accommodation
- Single WC facility
- 3 phase electricity
- Solid concrete floor
- High bay fluorescent tube lighting to warehouse
- 4.7m eaves height
- Single manual ground level loading door

Location

Tanshelf Industrial Estate is a well situated, established industrial estate located on Colonels Walk, just off Park Road (A639) and approximately one mile from Junction 32 of the M62.

Accommodation

The accommodation comprises the following areas:

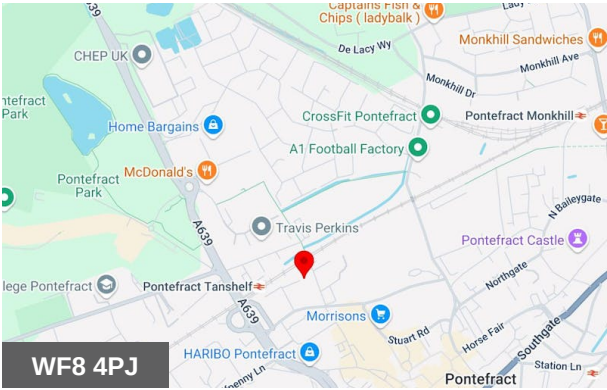
Name	sq ft	sq m	Availability
Unit - 7	1,155	107.30	Available
Unit - 8	1,165	108.23	Let
Total	2,320	215.53	

Viewings

For further information or to arrange a viewing please contact Carter Towler.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



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