



Unit 4 Ashley Industrial Estate

Wakefield Road, Ossett, WF5 8JD

Modern Industrial/Warehouse Unit

2,463 sq ft
(228.82 sq m)

- Well known industrial estate
- Shared yard with parking
- 3 phase electricity
- 5.4m eaves



Unit 4 Ashley Industrial Estate, Wakefield Road, Ossett, WF5 8JD

Summary

Available Size	2,463 sq ft
Rent	Rent on application
Rates Payable	£9,980 per annum
Rateable Value	£20,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Location

The unit forms part of the well-known Ashley Industrial Estate, Ossett just off Wakefield Road (B6129), approximately 3.7 miles west of Wakefield city centre and is within 1.3 miles of Junction 40 of the M1.

Description

The property comprises a prominent, mid terrace warehouse/trade counter premises of steel portal frame construction with part blockwork/clad elevations with a single pitch, double skin insulated metal sheet roof incorporating translucent roof panels.

The warehouse benefits from loading to the front via an independent electric roller shutter door, a concrete floor, LED dome lighting, 5.4m eaves, and 3 phase power. Internally the property consists of an office at ground floor with a kitchen and a 3 x WC's.

There is also a mezzanine to the rear quarter of the unit which can remain in situ subject to prior agreement.

Externally the property benefits from generous parking and a common yard area.

Accommodation

The accommodation comprises the following areas:

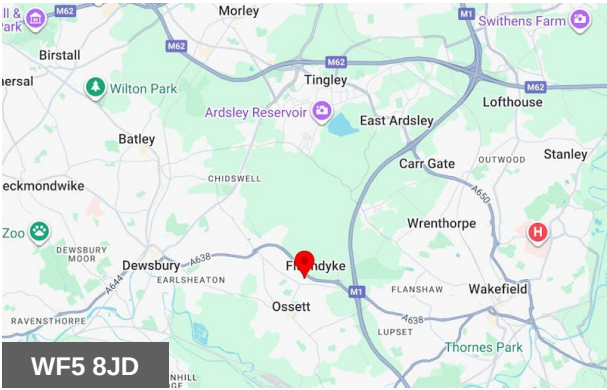
Name	sq ft	sq m	Availability
Unit - Warehouse	2,181	202.62	Available
Unit - office	282	26.20	Available
Total	2,463	228.82	

Viewings

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

Terms

The unit is available on a new full repairing and insuring basis, for a number of years to be agreed.



Viewing & Further Information



Hannah Brumpton
07534 126 236
hannahbrumpton@cartertowler.co.uk



Hazel Cooper
0113 245 1447
hazelcooper@cartertowler.co.uk