



UNIT 1

A1 BUSINESS PARK

KNOTTINGLEY ROAD | KNOTTINGLEY | WF11 0BU

52,669 sq.ft. (4,893.06 sq.m)

TO LET / MAY SELL

Fully Refurbished

[/// regard.retail.estate](http://regard.retail.estate)





DESCRIPTION

Unit 1, A1 Business Park comprises a modern detached industrial / warehouse facility with ancillary offices and welfare facilities and sits on a site of 2.9 acres

The property has been refurbished to a high standard to achieve an EPC A rating and now benefits from the following specification:

- Eaves height of 7.8m
- Large secure concrete yard and loading area
- 4 no electrically operated ground level loading doors
- Extensive loading canopy
- Full redecoration throughout warehouse & offices
- LED lighting throughout
- High quality ancillary office / welfare facilities
- VRF air conditioning to the offices
- EV car charging
- Seperate warehouse & office WC facilities
- Seperate secure car park providing c30 spaces

LOCATION

The property is situated on A1 Business Park in Knottingley and accessed directly from the A162. A1 Business Park comprises a mix of warehousing and office space.

The unit is strategically located at the intersection of the A1(M) / M62 providing superb north south east west connectivity to the major conurbations of Leeds Wakefield as well as east coast ports and wider national motorway network.



[Click here for Google map](#)

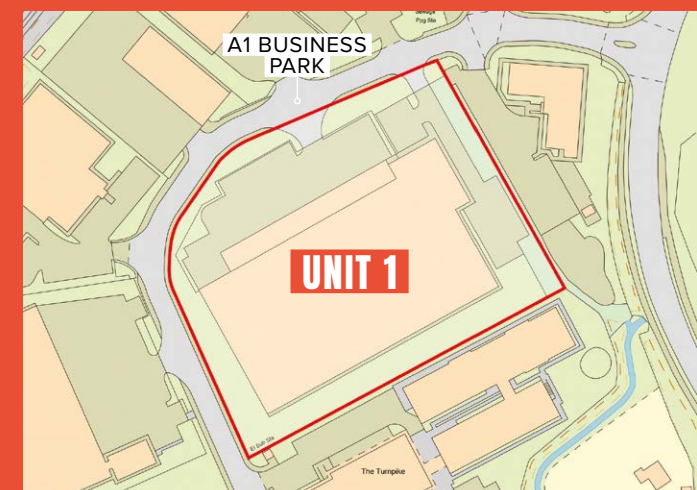
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ACCOMMODATION

Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Warehouse	4,671.61	50,285
Office / Amenity space	221.45	2,384
Total	4,893.06	52,669
Loading Canopy	518.01	5,576

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice.





CONTACTS

For further information, or to arrange a viewing, please contact the following;

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RATEABLE VALUE

The unit has been assessed for Business Rates as follows. All enquiries to Wakefield Council.
Rateable Value: £252,000

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed or alternatively our client may consider a freehold sale. Rent and price on application.

EPC

The property has been assessed for an Energy Performance Certificate rating of A-24. A full EPC and Recommendation Report is available on request.

SERVICES

The property is connected to mains 3 phase electricity, water and drainage.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred as part of any transaction.

ANTI-MONEY LAUNDERING

An incoming tenant will be asked to provide financial information and be subject to relevant Anti Money Laundering checks.

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