

TO LET  
INDUSTRIAL/WORKSHOP UNIT

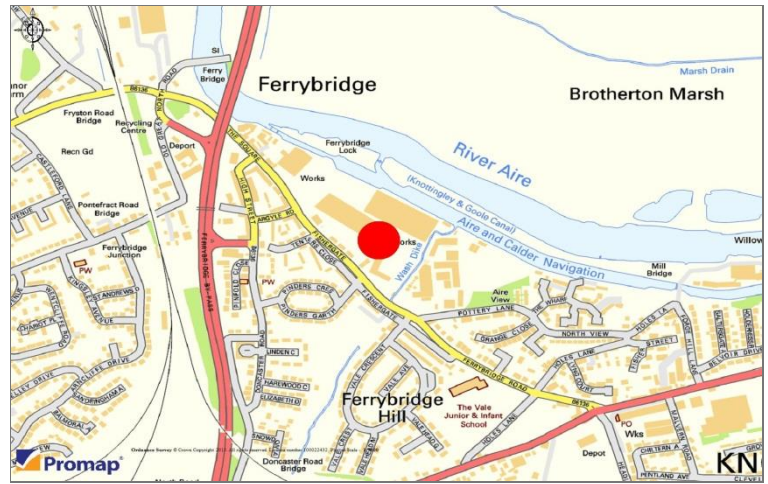
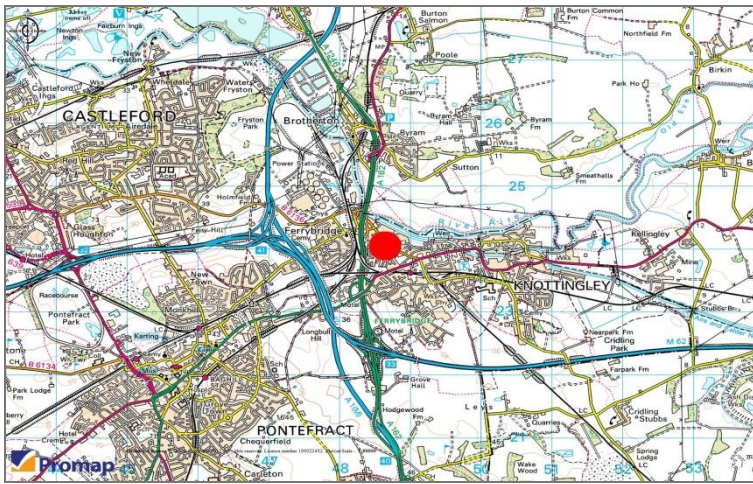


UNIT 6B, FERRYBRIDGE BUSINESS PARK, FISHERGATE,  
FERRYBRIDGE, WF11 8JR

RENTAL £15,000 PER ANNUM

- \ Affordable industrial/workshop unit.
- \ Close to A1/M62 intersections.
- \ Yard and parking areas.

AVAILABLE SPACE  
426.97m<sup>2</sup> (4,596sq ft)



## LOCATION

Ferrybridge Business Park benefits from an extensive and highly prominent frontage to the B6138 Fishergate/Ferrybridge Road, which links the centre of Ferrybridge with the north/south A1, less than ¼ mile to the west.

The premises benefit from a strategic motorway location being within 2 miles of the intersection of the A1 with Junction 33 of the M62, allowing convenient access throughout the region.

## DESCRIPTION

Ferrybridge Business Park comprises a range of interconnecting and detached single storey industrial/warehouse units, with the benefit of concrete floors and good external space. The site has CCTV and controlled access.

The premises have the following gross internal floor areas:-

UNIT	M <sup>2</sup>	SQ FT
6B	426.97	4,596

Office facilities are also available on site at competitive rentals – full details upon request.

## RATEABLE VALUE

Description / Workshop and Premises

Rateable value / £19,250

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Flexible lease packages available.

Rental - £15,000 per annum.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the joint agents:

Eddisons  
 Tel / 0113 241 0940  
 Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)  
 Email / [charles.o'hara@eddisons.com](mailto:charles.o'hara@eddisons.com)

Michael Steel & Co  
 Tel / 0113 234 8999

JULY 2018  
 SUBJECT TO CONTRACT  
 FILE REF / 711.4103A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
 T: 0113 241 0940

### Important Information

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# Energy Performance Certificate

Non-Domestic Building



Unit 6b  
Ferrybridge Business Park  
Fishergate  
KNOTTINGLEY  
WF11 8JR

Certificate Reference Number:  
0210-0732-8269-4094-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

◀ **85**

This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m <sup>2</sup> ):	421
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	24.89

## Benchmarks

Buildings similar to this one could have rating as follows:

**21** If newly built

**56** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.