

TO LET

Wharfedale Property

Unit 20 Ferrybridge Business Park, Fishergate, Ferrybridge WF11 8JR

Ground Floor Industrial / Workshop Unit within Managed Estate



1,222 ft² (113.53 m²)

Rent: £6,250 per annum exclusive

- Established business park strategically located just off M62 and A1(M) Motorways
- Situated within gated and managed estate with ample yard and parking provisions
- Suitable for both established and new businesses
- EPC Rating – On Application

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

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Location

Ferrybridge Business Park is situated on Fishergate (B1638) within close proximity to the A1(M) / M62 Intersection. The North / South A1 junction is also less than a quarter of a mile to the west of the business park. The strategic location of Ferrybridge Business Park offers outstanding convenience for access around the West Yorkshire region and beyond.

Description

The premises comprise a ground floor workshop with an eaves height of circa 4.36m and an under truss height of circa 4.57m and benefits from partitioned toilet and kitchen facilities. The unit is accessed via a personnel entrance door and a roller shutter loading door which measures circa 4.10m wide by circa 3.90m high.

Externally, Ferrybridge Business Park benefits from 24/7 access, extensive yards and parking areas, remotely monitored CCTV cameras and automated gates to provide tenants with exceptional security.

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

Services

Three phase electricity, water and drainage are connected to the property.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Business Rates

Workshop & Premises: £6,800 Rateable Value

The unit is eligible for Small Business Rate Relief subject to qualification. The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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