

TO LET Wharfedale Property

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

Two Storey Office / Workroom with Parking within Managed Estate



1,668 ft² (154.96 m²)

Rent: On Application

- Two Storey Office / Workroom fronting the prominent (B6136) Fishergate Road
- Established business park strategically located just off M62 and A1(M) Motorways
- Situated within gated and managed estate with ample yard and parking provisions
- EPC Rating – E (125) (currently under EPC refurbishment works)

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 two storey office / workroom benefitting from separate partitioned office, kitchen and toilet facilities. The unit is accessed via two personnel entrance doors (one to the side and one to the rear).

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.

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.

VAT

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

Business Rates

Offices & Premises: £7,800 Rateable Value

Buildings Insurance & Service Charge

Figures can be provided upon request.

Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 1668 ft² (154.96 m²) as a whole.

	ft ²	m ²
Ground Floor	998	92.72
First Floor	670	62.24

Services

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

Viewing

Strictly by appointment only, contact:

Wharfedale Property	Joe Oade	01924 476 496
BTG Eddisons	Matt Jennings	01274 845 061
Michael Steel & Co	Alec Michael	0113 234 8999

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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