

TO LET/ FOR SALE

APPROX 0.64 ACRES LAND WITH DEVELOPMENT POTENTIAL - STP



HOLDER & CO
Property Consultants



Land known as Plot 15, Janes Hill, Silkwood Park, Ossett, Wakefield, WF5 9TG

- Land extending to approx. 0.64 acres
- Currently used as offices with car parking/ yard
- Includes Modular Office - 2,167 sq ft (201.32 sq m)
- Potential for Other Uses / Development - STP



LOCATION

Located on the Silkwood Park development which is directly off J40 of the M1 Motorway. Situated on Jane's Hill which is accessed from Albert Drive. The surrounding area is typified by both office and warehouse occupiers.

DESCRIPTION

Predominantly level, secured and extending to approx. 0.64 acres (to inc. pond and amenity area). The majority of the site is surfaced, providing car parking and yard. A single storey modular office building with recently renewed AC unit and LED lighting, extending to approx. 2,167 sq ft is included.

TERMS

The property is available via a new lease at a quoting rental of £65,000 per annum. Alternatively a sale may be considered and offers are invited in the region of £675,000.

PLANNING

The site has been used to provide 'modular office accommodation with associated yard and car parking'. Planning Ref. 07/03091/FUL. Alternative uses are considered possible, STP. Interested parties are advised to contact Wakefield Council Planning Department.

FEATURES

The site also provides: wash bay, CCTV and external lighting, electric security gate and entrance barrier with intercom.



LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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