



Unit 4 Tanshelf Industrial Estate

Colonels Walk, Pontefract, WF8 4PJ

MODERN LIGHT INDUSTRIAL UNIT

1,004 sq ft
(93.27 sq m)

- Refurbishment undertaken
- Excellent location - 1 mile from J32 of M62
- Established industrial location
- Shared loading area
- LED Lighting in warehouse

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Summary

Available Size	1,004 sq ft
Rent	£12,000.00 per annum
Rates Payable	£3.23 per sq ft This property currently benefits from 100% rate relief
Rateable Value	£6,500
Service Charge	£1,020 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property forms part of a modern single-storey industrial estate of steel portal frame construction, with external brickwork and profile metal sheet cladding. The unit benefits from the following specification:

- * LED lighting
- * Kitchen & WC Facilities
- * Mains gas, water and 3 phase electricity
- * Roller shutter door with separate personnel access
- * Dedicated parking

Location

The premises are situated in close proximity to the A639 Park Road, just one mile from Junction 32 of the M62. The unit is located on Colonels Walk, a well-established industrial estate close to Pontefract town centre.

Viewings

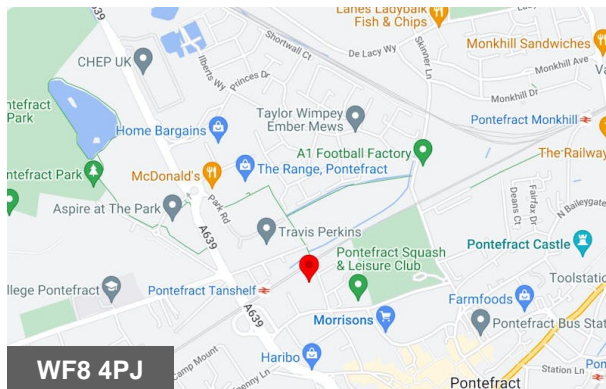
For viewing arrangements or to obtain further information please contact Carter Towler.

Terms

The unit is available on a full repairing and insuring basis for a number of years to be agreed.

EPC

Further information is available upon request.



Viewing & Further Information



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