

TO LET

SECURE PARKING LAND



Indicative Red Line Only

Land at Spa Street, Ossett, Wakefield, WF5 0HP

- **Approx 1 acre for car parking**
- **Secured and hardcore compacted surface**
- **Close proximity to J.40 of the M1 Motorway**





LOCATION

The land is situated off Spa Street in a well-established industrial area.

Junction 40 of the M1 is within 1 ½ miles.

DESCRIPTION

The site comprises c. 1 acre of level and rectangular car parking land with a hardcore surface. The compound is secured via a fence to the perimeter.

TERMS

The site is available by way of a new lease. Quoting rental is £40,000 per annum plus VAT.

PLANNING

The site benefits from a certificate of lawful use allowing the use of external areas independent of the warehouse and office use for vehicle parking **excluding** HGV's, trailers and transporters.

LEGAL COSTS

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

BUSINESS RATES

Further information is available upon request.

CONTACT

Holder & Co. on 0113 323 4504

Philip Caspell: philip@holderandco.com

Owen Holder: owen@holderandco.com

Subject to Contract