

For Sale



Unit 3, Carr Wood Road P K P Trading Estate, Castleford, WF10 4SB

Rare Industrial / Warehouse Premises

3,088 sq ft (286.88 sq m)

- Long leasehold 93 years remaining
- Established Industrial Location
- Generous Shared Yard
- 4.7m Eaves

0113 2451447

www.cartertowler.co.uk

Unit 3, Carr Wood Road, P K P Trading Estate, Castleford, WF10 4SB

Summary

Available Size	3,088 sq ft
Price	Offers in the region of £300,000
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

Unit 3 provides a mid terrace industrial / warehouse unit with ancillary office and welfare facilities. The unit is of steel portal frame construction with part brick and part clad elevations that sits under a pitched, single skin asbestos cement sheet roof incorporating translucent roof lights.

Location

Unit 3 PKP Trading Estate, Carr Wood Road is located in Glasshoughton, Castleford. The property sits adjacent to Junction 32 Shopping Outlet on an established industrial/ trading estate. It is situated off Junction 32 of the M62 motorway which in turn provides access to the wider motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	2,612	242.66	Available
Ground - Office, Welfare and Stores	476	44.22	Available
Total	3,088	286.88	

Specification

*Ground level electric roller shutter *Solid concrete floor *3 phase power *LED & sodium box lighting *4.7m eaves *Office and x2 WCs *Dedicated parking

Viewings

Please contact the agent to arrange a viewing.

Terms

The property is available for sale on a Long Leasehold basis held on a 125 year lease, commencing in 1992 at a peppercorn rent. A copy of the long lease is available on request.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.







Viewing & Further Information



Hazel Cooper 0113 245 1447 hazelcooper@cartertowler.co.uk



Max Vause 0113 245 1447 maxvause@cartertowler.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 28/02/2024