

Andrew Miller

Chartered Surveyors

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TO LET

**UNIT 4 LANGTHWAITE BUSINESS PARK
SOUTH KIRKBY PONTEFRACT WF9 3AP**



Warehouse Space from 5,000 to 65,200 sq ft

LOCATION

Langthwaite Business Park is situated on the edge of the South Kirkby & South Elmsall urban areas. The estate is well established and is 9 miles from J32 of the M62 and 4.5 miles from J37 & 38 of the A1M.

Doncaster Airport is around 19 miles and Leeds/Bradford Airport is approximately 35 miles. Moorthorpe Railway Station is approximately one mile.

There are a variety of occupiers on the Estate, who include Production Park, Lite Structures, The Ice Co, Dempsey Dyer & Forest Freight Logistics.

DESCRIPTION

The warehouse is available in various sized areas from a minimum of 5,000 sq ft up to the full area of 65,200 sq ft. The offices are available separately on a room by room basis, if required.

There are a number of loading doors and a yard to either side of the building which will allow the warehouse to be split into separate areas or give greater operational flexibility to the whole unit.

CCTV & ANPR estate security, run jointly by Wakefield Council and estate occupiers.

The building has an Energy Performance Assessment Rating of D 93.

BUILDING FEATURES

- * Warehouse Areas from 5,000 to 65,200 sq ft (465 to 6,057 sq m) approx
- * Offices up to 7,160 sq ft (665 sq m) approx
- * 18 ft (5.5m) eaves height
- * 3 Raised Loading Doors
- * 2 Surface Loading Doors
- * Offices and staff facilities



RATEABLE VALUE

The Valuation Office web site lists the rateable value for the whole property as £164,000 in the 2010 Valuation List. The assessment will be split as necessary to cover occupation of smaller areas.

TERMS

A flexible attitude will be adopted towards lease length and a competitive rental of £3.75 per sq ft is being quoted, plus vat, insurance and service charge.

Further details and floor plans are available on request from the sole letting agent.

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