

## INDUSTRIAL

Former Total Safety Services Limited, Malvern Road, Knottingley,  
Wakefield, WF11 8EQ

£495,000 Guide Price / £45,000 Per Annum

- ▶ 8,350 Sqft (776.25 sqm) in a site of 0.39 acres (0.157 ha)
- ▶ Good Access to Local Road and Motorway Networks
- ▶ Approximately 3.5m Eaves
- ▶ No VAT

## LOCATION

Knottingley has a population of approximately 11,000 people and is situated in West Yorkshire approximately 3.5 miles to the north east of Pontefract. The town is well located for access to the motorway network with the A1M and M62 motorways accessible approximately 2.5 miles to the south. The subject property is situated on Malvern Road close to the junction with Hilltop and close to Knottingley Town Centre.

## DESCRIPTION

Traditional industrial workshop premises with ancillary offices, storage and staff facilities extending to a total of 8,356 sqft set within a site extending to 0.39 acres (0.157 ha). The building is constructed with solid brickwork walls with a height to eaves of approximately 3.5m surmounted by a pitched roof clad with corrugated fibre cement sheeting. The property fronts on to Malvern Road with forecourt parking for approximately 4 vehicles. To the rear is a secure yard bound by steel palisade fencing and security gates.

## ACCOMMODATION

Area	SQ FT	SQ M
Main Workshop, Office and Staff Facilities	8,128	755.09
External Compressor Room	227	21.09
<b>Total</b>	<b>8355</b>	<b>776.18</b>

## VAT

N/A

## RATING

Workshop and Premises - £27,000

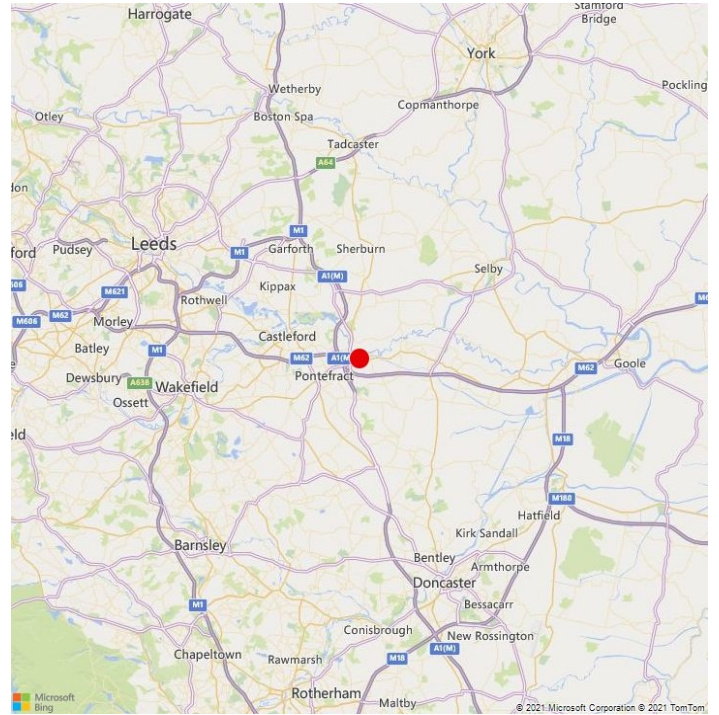
## TERMS

The property is available by way of a new FRI lease for a term to be agreed.

## SALE

£495,000 Guide Price

## RENT



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

An Energy Performance Certificate is available upon request from the agents.

## VIEWING AND FURTHER INFORMATION

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