

**UNIT 1**

# A1 BUSINESS PARK

KNOTTINGLEY ROAD | KNOTTINGLEY | WF11 0BU

**52,669 sq.ft. (4,893.06 sq.m)**

**TO LET**

**Fully Refurbished**

[/// regard.retail.estate](http://regard.retail.estate)





**Strategically  
located at the  
A1(M) / M62  
intersection**

## DESCRIPTION

Unit 1, A1 Business Park comprises a modern twin span warehouse, incorporating ground floor offices and sits on a site of 2.9 acres.

The property has been refurbished to a high standard to achieve an EPC A rating and now benefits from the following specification:

- Eaves height of 7.8m
- 4no electrically operated ground level loading doors
- Full redecoration throughout warehouse & offices
- LED lighting throughout
- VRF air conditioning to the offices
- EV car charging
- Seperate warehouse & office WC facilities
- Seperate secure car park providing c30 spaces
- Secure concrete service yard

## LOCATION

The property is situated on A1 Business Park in Knottingley and accessed directly from the A162. A1 Business Park comprises a mix of warehousing and office space.

The unit is strategically located at the intersection of the A1(M) / M62 providing superb north south east west connectivity to the major conurbations of Leeds Wakefield as well as east coast ports and wider national motorway network.



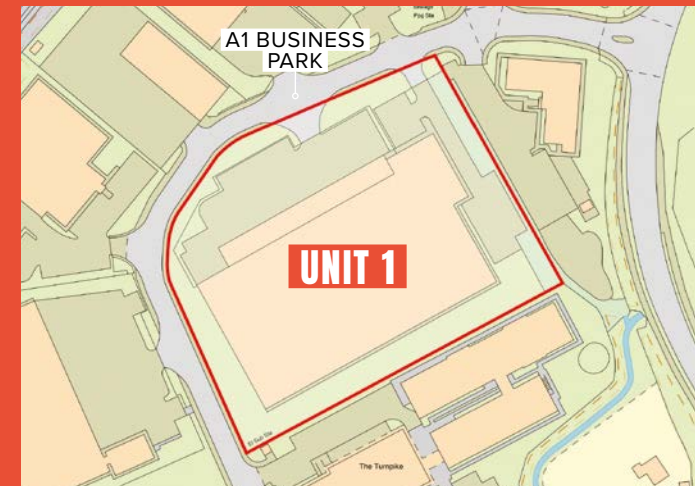
[Click here for Google map](#) // // **What3Words:** regard.retail.estate



## ACCOMMODATION

Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Warehouse	4,671.61	50,285
Office / Amenity space	221.45	2,384
<b>Total</b>	<b>4,893.06</b>	<b>52,669</b>

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practise.





## CONTACTS

For further information, or to arrange a viewing, please contact sole agents Knight Frank.

### TOM GOODE

+44 113 288 5264

+44 7583 120 180

tom.goode@knightfrank.com

### IAIN MCPHAIL

+44 113 297 1843

+44 7962 360 297

ian.mcphail@knightfrank.com

**Knight  
Frank**  
KnightFrank.co.uk

#### IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Photographs and videos dated [June 2023]. Subject to Contract, Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term "partner" when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. July 24. carve-design.co.uk 16667/5

## RATEABLE VALUE

The unit has been assessed for Business Rates as follows. All enquiries to Wakefield Council.

Rateable Value: £252,000

## TERMS

The property is available by way of a new repairing and insuring lease for a number of years to be agreed. All enquiries to the sole agents.

## EPC

The property has been assessed for an Energy Performance Certificate rating of A-24.

A full EPC and Recommendation Report is available on request.

## SERVICES

The property is connected to mains 3 phase electricity, water and drainage.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred as part of any transaction.

## ANTI-MONEY LAUNDERING

An incoming tenant will be asked to provide financial information and be subject to relevant Anti Money Laundering checks.