



Unit 4, Sandbeds Court, Ossett WF5 9ND

**TO LET**

Warehouse with Trade Counter /  
Showroom

**11,012 Sq Ft**  
**(1,023 Sq M)**

## DESCRIPTION

The property provides an end terrace industrial/warehouse unit which benefits from two storey office/showroom accommodation and additional mezzanine storage space.

The warehouse accommodation is of steel portal frame construction under a pitched roof. The property has an eaves height of approx 4.59m.

The property also comprises two-storey office/showroom accommodation which is a mixture of open plan office/showroom accommodation and small meeting rooms.

Externally, there is a shared, secure, dedicated concrete yard area.

- ✔ Electric ground level roller shutter door
- ✔ Open plan office/showroom accommodation
- ✔ Kitchen
- ✔ WC facilities
- ✔ LED lighting
- ✔ Parking for around 20 vehicles



## LOCATION

The property is situated on Sandbeds Court, well located off Wakefield Road/Dewsbury Road (B6129), the main road leading through Ossett. The estate has good visibility from the A638 dual carriageway to the north. Junction 40 of the M1 is located 1.4 miles to the east, providing excellent access to the wider motorway network.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse (Full Height)	2,912	271
Warehouse (Restricted Height)	2,784	259
Ancillary Offices & WC	1,517	141
Offices & Canteen	4,054	377
<b>Total</b>	<b>11,012</b>	<b>1,023</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

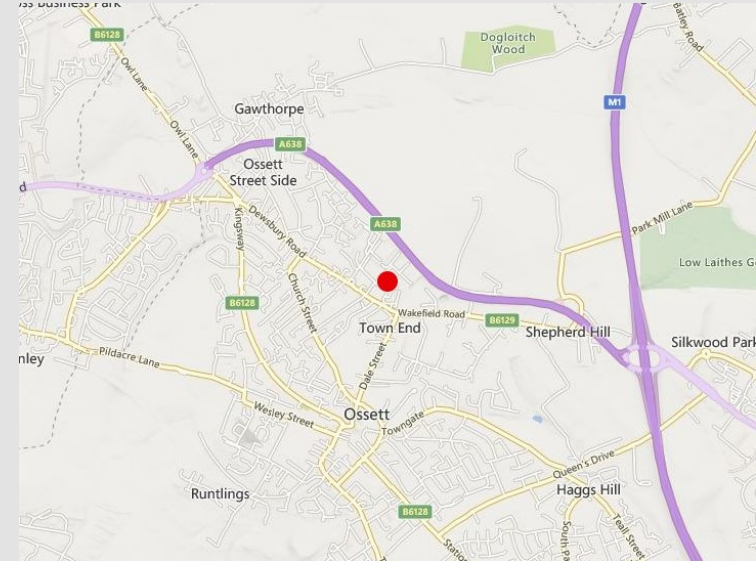
## BUSINESS RATES

According to the VOA website the current rateable value is £43,250. This will be revised in April 2023 to £55,000.

## TERMS

Available on a new Full Repairing and Insuring (FRI) Lease.

**EPC** The property has an EPC rating of D (77).



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Regulated by RICS 17-Feb-2023

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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