



Junction Close, Green Lane Industrial Park, Featherstone WF7 6ER

TO LET

Modern Industrial Warehouse Unit

**8,851 Sq Ft
(822 Sq M)**

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DESCRIPTION

The property comprises a modern detached industrial warehouse unit which benefits from two-storey office accommodation.

The warehouse is of steel portal frame construction comprising blockwork and profile metal cladding elevations with an aluminum glass façade under a pitched profile metal roof. The unit benefits from an eaves height of 7m whilst access is via a single roller shutter door.

Externally, the property benefits from a secure tarmacked yard with dedicated parking for 17 vehicles and a separate detached storage unit.

- ✓ Modern industrial / warehouse unit
- ✓ 7m eaves height
- ✓ Loading via a single ground level roller shutter door
- ✓ Private tarmacked yard with parking for 17 vehicles
- ✓ Two storey office accommodation
- ✓ Additional detached storage unit and land



LOCATION

The property is located within Green Lane Industrial Estate, Featherstone, an established industrial location. The site is accessed via Junction Close, providing direct access to Common Side Lane which in turn provides access to A655 (Pontefract Lane) and Junction 31 of M62 Motorway respectively.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	6,329	588
Office	2,522	234
Total	8,851	822

VAT

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

LEGAL COSTS

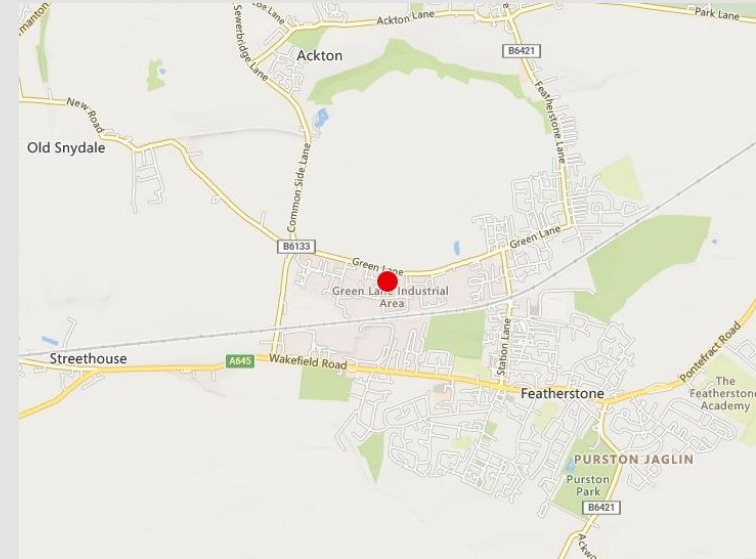
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC

The property has an EPC rating of B(44)



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Regulated by RICS 21-Feb-2024

VIEWING & FURTHER INFORMATION

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