



Warehouse/Industrial Unit with Secure Yard

38,113 sq ft (3,540.8 sq m)

Units 1,2 & 3 , Sandbeds Trading Estate, Ossett, Wakefield,
WF5 9ND

Get more information

Avison Young

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To Let

Units 1, 2 & 3, Sandbeds Trading Estate,
Ossett, Wakefield, WF5 9ND

Location

Sandbeds Trading Estate is well located off Wakefield/Dewsbury Road (B6129), the main road leading through Ossett. Junction 40 of the M1 is located 1.4 miles to the east, providing excellent access to the wider motorway network. The surrounding area provides a well-established and popular industrial location. Ossett is located in the district of Wakefield and is approximately 4 miles west of Wakefield City Centre, 4 miles east of Dewsbury and 11 miles south of Leeds.

Description

Units 1 & 2 comprise a detached building with Unit 3 being a separate detached building immediately next door. The units are of steel portal frame construction, with a mix of brick and blockwork cladding to the lower levels and profile metal cladding above, with a profile metal roof incorporating translucent roof panels. It has a brick-built office/ancillary area extending from the front of the unit.

The unit benefits from the following specifications:

- 5.5M to the underside of the Haunch
- 6 ground level loading doors (4 in Units 1 & 2, and 2 in Unit 3)
- Dedicated secure yard area
- Generous parking provision
- Single storey integral office accommodation

Accommodation

We have measured the property to have the following Gross Internal Areas:

Description	Sq m	Sq ft
Warehouse Units 1 & 2	2,349	25,284
Warehouse Unit 3	1,024.3	11,026
Ground Floor Office Units 1 & 2	74.4	801
Ground floor Office Unit 3	93.1	1,003
TOTAL GIA	3,540.8	38,113

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Tenure

Available on a new full repairing and insuring lease. Please enquire for further details.

Services

All mains services are connected including electricity (3 phase), gas, water & drainage.

Rating

According to the VOA website, the properties have been assessed as follows:

Units 1 & 2

Description: Warehouse and Premises
Rateable Value: £111,000

Unit 3

Description: Warehouse and Premises
Rateable Value: £54,500

TOTAL RV = £165,500

Use / Planning

We understand that the property has consent for E(g)I, B2 & B8 Uses. Interested Parties should make their own enquiries to Wakefield MBC

EPC

Units 1 & 2 = D-76

Unit 3 = E-114

VAT

VAT will be payable at the prevailing rate on any transaction.

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