



TO LET

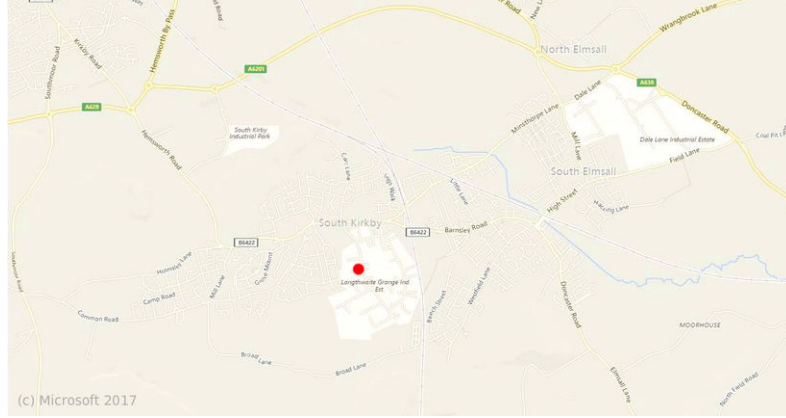
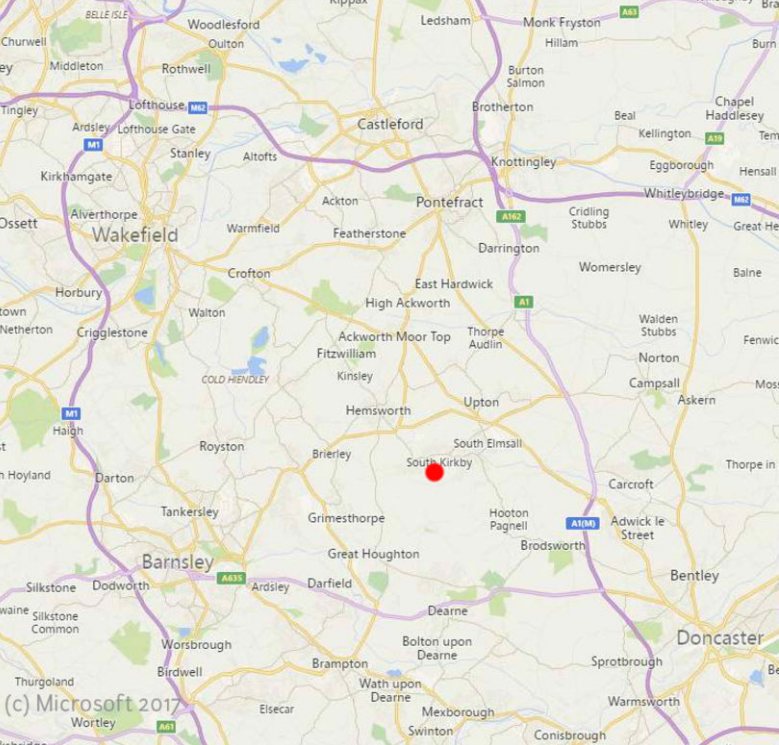
LANGTHWAITE GRANGE INDUSTRIAL ESTATE

LANGTHWAITE ROAD, SOUTH KIRKBY, WF9 3AP



- Well located on well known estate
- Fenced yard with CCTV cover
- Communal service yard with parking
- 1.5 miles from Town Centre amenities
- Good transport links to A638 and on to A1

WORKSHOP / INDUSTRIAL UNITS
1,001 to 9,666 sq ft (93 to 898 sq m)



TRAVEL DISTANCE

	Miles	Mins	
A1	5	10	Car
Pontefract	9	21	Car
Wakefield	13	30	Car
Doncaster	11	26	Car
Barnsley	10	24	Car

Source: theAA.com

LANGTHWAITE GRANGE

LANGTHWAITE ROAD, SOUTH KIRKBY



DESCRIPTION

The 14 units are set out in 2 terraced blocks on a shared yard and a single semi-detached block with its own service yard. The units are of steel framed construction with brick/block and metal cladding elevations under shallow monopitch roofs. Each unit has a sectional or roller shutter loading door and separate personnel entrance door. The estate benefits from CCTV coverage.

SPECIFICATION

- Estate CCTV cover
- Mains services with 3 phase electricity supply
- Clear span steel framed buildings
- Reinforced concrete floors
- Security shutters to windows and doors

EPC

The EPC ratings at this property range from D83 to E109

LOCATION

Situated off Langthwaite Road in South Kirkby. The A638 Wakefield to Doncaster Road is approx 10 minutes drive time, also giving access to the A1 north and south.

TERMS

There are a range of flexible leasing options available. Full details of rent and terms on request. All rents are quoted net of and are subject to, VAT.

VIEWING / FURTHER INFO

The Property is part of Langthwaite Business Improvement District (BID), a Local Authority and Business sponsored scheme. Each unit is subject to a Bid Levy payable to the Local Authority. Please contact the Langthwaite Business Association for details of the charge on 01977 652984.

For current availability and viewings please contact our Wakefield office.



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