

AWS

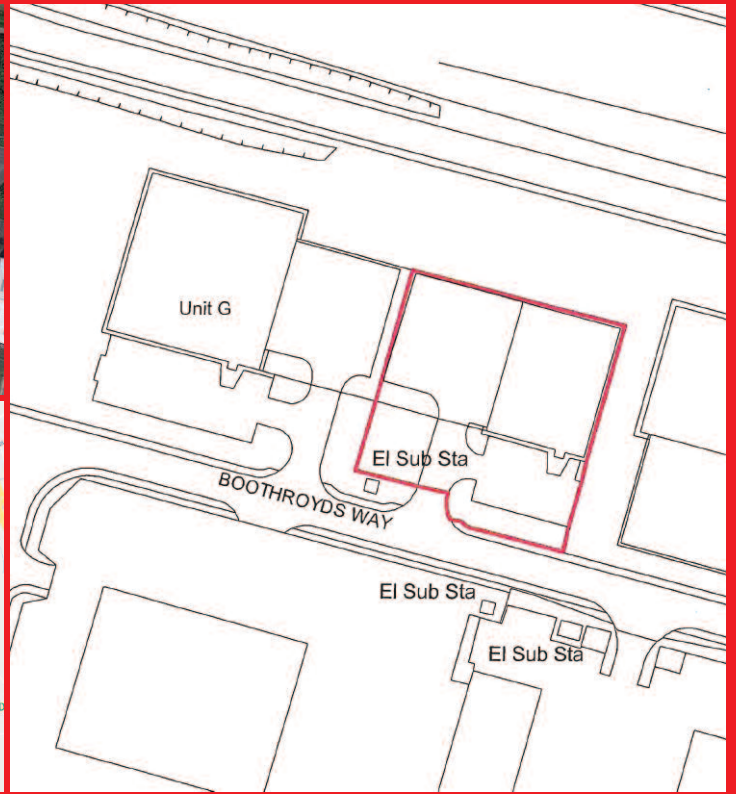
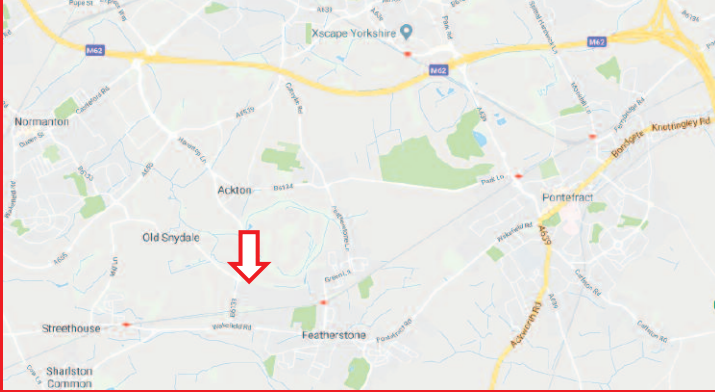
CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

FOR SALE / TO LET
HIGH QUALITY OFFICE UNIT
UNIT B, GREEN LANE INDUSTRIAL ESTATE,
FEATHERSTONE, WF7 6EL

• 7,972 SQ FT (740.62 SQ M)



www.awsltd.co.uk



LOCATION

The Green Lane Industrial Estate at Featherstone is located approximately 2 miles south of junction 31 of the M62 in the heart of the West Yorkshire conurbation benefitting from excellent access to the both the motorway network as well as the regional Centres of Leeds and Wakefield.

DESCRIPTION

Unit B is a detached modern warehouse unit of steel frame construction with brick and metal clad elevations, standing in a self-contained compound.

There is the ability to extend the unit with the appropriate planning consent.

The building has a clear working height of 6.3m, load bearing floor, is accessed from a single loading door to the yard area and is fully lit.

Integral office accommodation is on two storeys at the front elevation in front of which there are 17 parking bays. The yard and loading area (26m) is located on the side elevation.

ACCOMMODATION

Ground floor office	648 sq ft	60.21 sq m
First floor office	648 sq ft	60.21 sq m
Warehouse/factory	6,676 sq ft	620.2 sq m
TOTAL	7,972 SQ FT	740.62 SQ M

PLANNING

We understand the property has consent for both B2 and B8 use.

RATEABLE VALUE

We understand the property has a rateable value of £21,480.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

TERMS

The property is offered for sale or to let.

The freehold price is available upon request and the lease will be for a period of 10 years on a full repairing and insuring basis with a rent review in the fifth year at a rent to be agreed.

SUBJECT TO CONTRACT

AWS
CHARTERED SURVEYORS &
PROPERTY CONSULTANTS
0113 235 1362
www.awsld.co.uk

VIEWING

Strictly by appointment only with the sole agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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