

South  
**Kirkby**  
Available now

*3 New  
Industrial Units  
10,000 - 20,000 sq ft*

*For Sale  
To Let*

*Units available  
for occupation  
January 2021*



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# South Kirkby

Available now

South Kirkby  
Business Park  
WF9 3FD

## Location

South Kirkby Business Park is situated at the heart of the West Yorkshire conurbation with excellent access to the A1, M1, M62 and M18.

The site benefits from excellent communications to Leeds, Wakefield, Doncaster and Barnsley as well as the motorway networks.

The development is in the Wakefield EZ located immediately adjacent to the new A628 Link Road which by passes Hemsworth and ultimately connects the A1 to the M1.

The location is now well established with other occupiers on the estate including PHS, VFS, Galvanize UK and SkyNet Worldwide Express.

## Description

The scheme comprises 3 units that can be let or sold individually or in a combination and are of steel frame construction with clad elevations incorporating the following:

- > Fully fitted office accommodation
- > Floor loading: 35kn sq m (unit 6 & 7) and 40kn sq m (unit 8)
- > 7m clear working height
- > Full height loading door
- > All mains services
- > Each unit has its own yard, parking and loading area

## Accommodation

(all areas are gross internal)

Unit 6	10,000 sq ft	929 sq m
Unit 7	15,000 sq ft	1,393 sq m
Unit 8	20,000 sq ft	1,858 sq m
<b>Total</b>	<b>45,000 sq ft</b>	<b>4,180 sq m</b>

## Planning

The units have planning consent for B2 and B8 use.

## Enterprise Zone & Grants

Inward Investors to this development should be able to benefit from rates relief and potentially also additional grant aid assistance.

## Terms

The properties are offered for sale or to let.

The leases will be for a term of years to be agreed, on a full repairing and insuring basis with rent reviews at 5 year intervals.

Freehold prices are available on request.

## Viewing

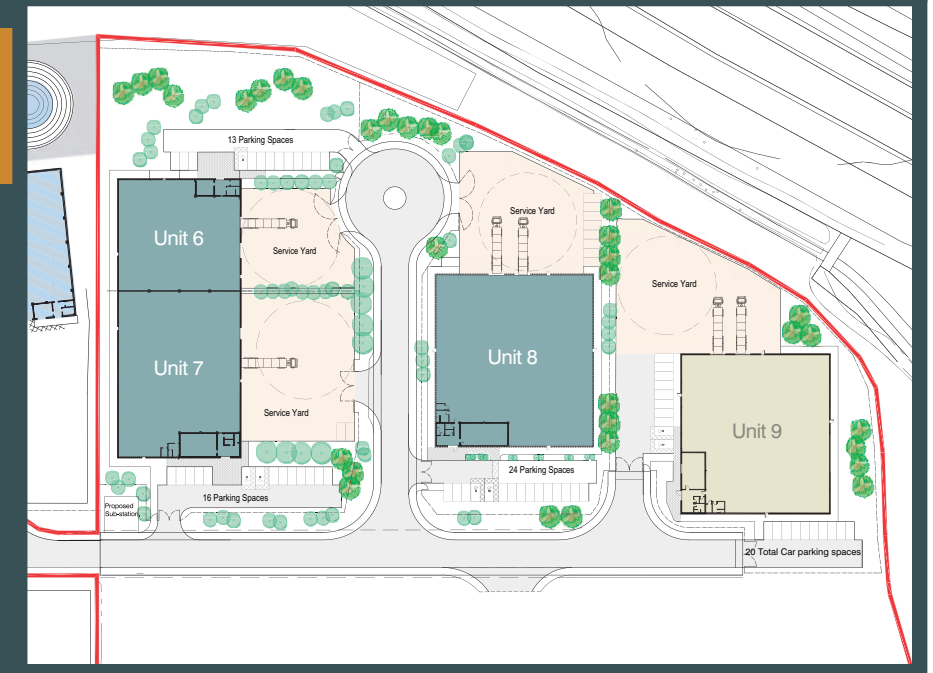
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