

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET

MODERN DETACHED INDUSTRIAL UNIT

E3 Willowbridge Way, Castleford, WF10 5NP

• 12,755 SQ FT (1,185 SQ M)



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LOCATION

The property is situated on Willowbridge Way, Castleford which is approximately 0.5 of a mile from junction 31 of the M62 at the heart of the West Yorkshire conurbation, giving excellent access to Leeds and Wakefield as well as the national motorway network.



RATEABLE VALUE

We understand the rateable value is £60,860 although interested parties should make enquiries with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available upon request.

PLANNING

We understand planning consent is for B8 use.

DESCRIPTION

Unit E3 is a detached modern warehouse/factory unit with steel frame construction with brick and metal clad elevations standing on a site of approximately 0.76 of an acre.

The property has the following:

- 11 car parking spaces to the front
- Large yard to the rear
- 3 phase power
- High bay sodium roof lights to the warehouse
- Gas heating system to the warehouse
- Full height loading door to the yard
- Loading door to car parking providing trade counter opportunity
- Two storey fully fitted office accommodation
- Gas central heating to the offices

TERMS

The property is available for a term to be agreed.

RENT

Upon application.

Subject to contract.

ACCOMMODATION

(all areas are gross internal)

	SQ FT	SQ M
Warehouse / factory	10,559	981
Ground floor office & WC	1,098	102
First floor office	1,098	102
TOTAL	12,755	1,185



VIEWING

By appointment with the sole agent,



AWS,
Nick Arundel
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In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.