

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS  
**INDUSTRIAL STORAGE &  
DEVELOPMENT SITE**

**TO LET (MAY SELL)**

**SIMPSONS LANE,  
KNOTTINGLEY, WF11 0HR**

**0.16 - 1.3 ACRES**

GET IN TOUCH

**Nick Arundel**

**Tel: 0113 235 1362**

**E: [nick@awsLtd.co.uk](mailto:nick@awsLtd.co.uk)**





## LOCATION

Situated to the west of Knottingley Town Centre with excellent access to the Pontefract Road and therefore the A1M, the site is at the heart of the West Yorkshire conurbation and has excellent access thereto.

The surrounding area is of primarily industrial development with some residential land adjacent.

## DESCRIPTION

The property is a clear fully surfaced and secured site with direct access from Simpsons Lane.

The site can be let in smaller plots if required.

## RATEABLE VALUE

Interested parties should make their own enquiries with the Local Authority.

## PLANNING

We understand the site has planning consent for its current use.

## TERMS

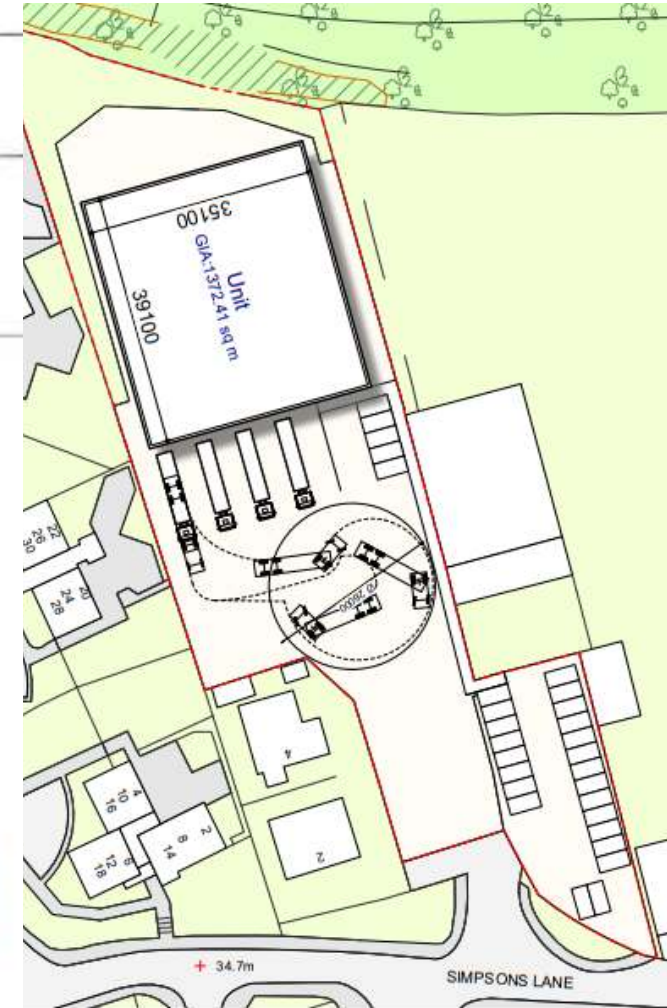
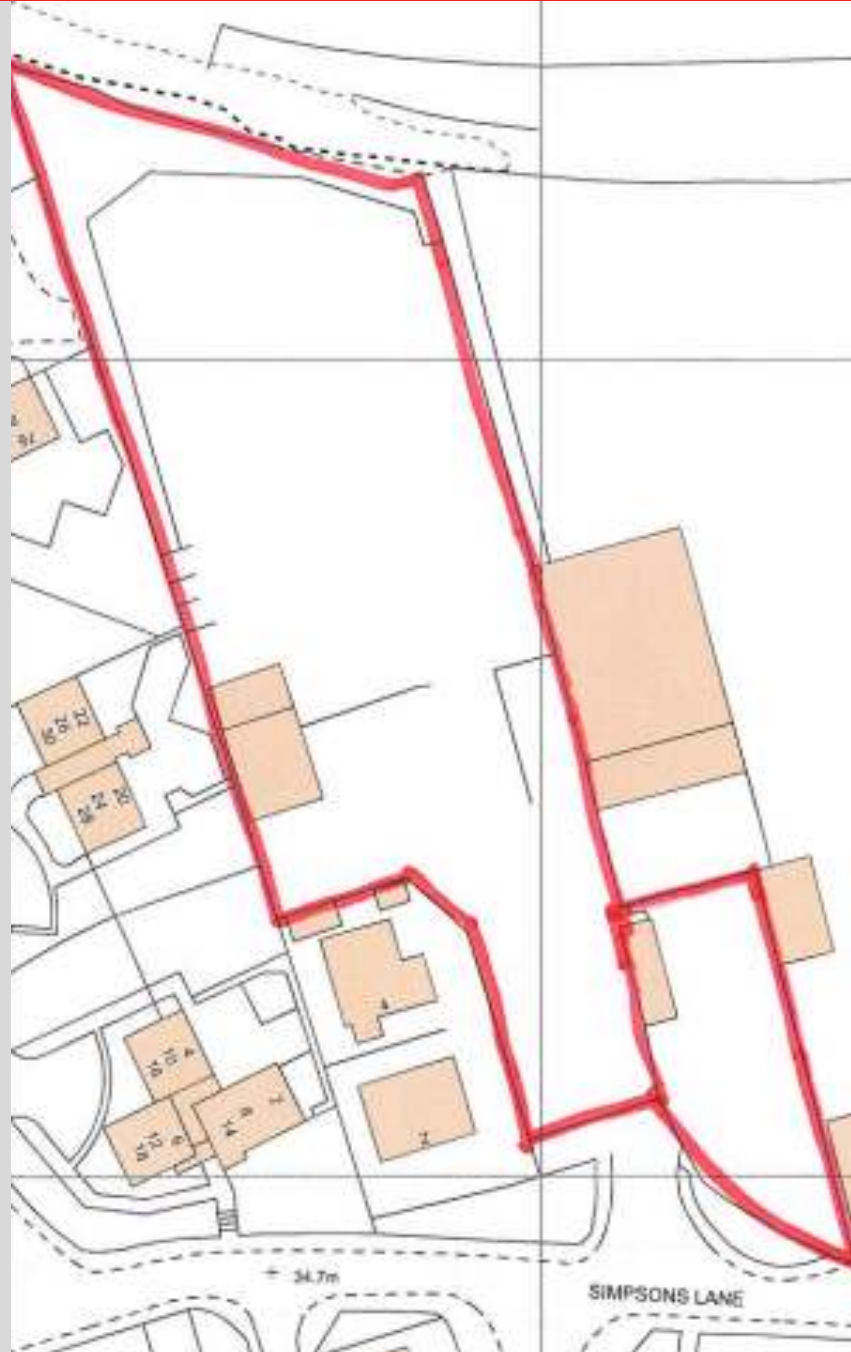
The property is available to let for a term to be agreed at a rental to be agreed.

## DEVELOPMENT

The site is capable of accommodating up to 15,000 sq ft (1374 sq m) of modern industrial development **subject to planning.**

## VIEWING

By contacting Nick Arundel, AWS Ltd,  
Nick@awsltd.co.uk. Tel:01132351362



### MISREPRESENTATION ACT:

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### ANTI MONEY LAUNDERING REGULATIONS

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

### SUBJECT TO CONTRACT