

**SOUTH
KIRKBY**

FOR SALE / TO LET NEW INDUSTRIAL UNITS

South Kirkby at Business Park, WF9 3FD

WAKEFIELD
ENTERPRISE ZONE



SOUTH KIRKBY

FOR SALE / TO LET NEW INDUSTRIAL UNITS

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.

This location is now well established with other occupiers in the location including PHS and VFS.

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
- > 30kn sqm floor loading
- > 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 4A	13,600 sq ft
Unit 4B	10,000 sq ft
Unit 4C	11,500 sq ft
TOTAL	35,100 SQ FT

Planning

The units have planning consent for B2 and B8 use.

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 yearly intervals.

Freehold prices are available on request.

Viewing

By contacting joint agents:

AWS Ltd - Nick Arundel

E: nick@awsltd.co.uk

Carter Towler - Ian Greenwood

E: iangreenwood@cartertowler.co.uk



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AWS

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