

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

THUNDERHEAD RIDGE,
CASTLEFORD
WF10 4UA

TO LET (MAY SELL)
PROMINENT HIGH QUALITY INDUSTRIAL
UNIT

13,870 SQ FT (1,270 SQ M)

GET IN TOUCH

Nick Arundel

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DETAILS

LOCATION

The property is situated overlooking Thunderhead Ridge and the A639, less than 5 minutes from junction 32 and adjacent to Xscape and the Junction 32 Shopping Village.

The location could not be better for connectivity to the whole of the West Yorkshire conurbation as well as the M62, M1 and A1.

DESCRIPTION

The property is a self contained modern industrial unit with excellent yard, parking and turning areas, of steel frame construction with brick and metal clad elevations.

The property incorporates two storey office accommodation which is fully heated and lit. The warehouse /workshop has a clear working height of 7m, loading door to main yard and trade counter loading door to the side elevation.

Externally there is a large yard and turning area as well as 22 car parking spaces.

PLANNING

The property has planning consent for industrial and warehouse use.

RATES

We understand the rateable value of the property is £79,000.

	SQ FT	SQ M
Workshop/ warehouse	12,012	1,116
Ground Floor Office	904	84
First Floor Office	753	70
<u>TOTAL</u>	<u>13,869</u>	<u>1,270</u>



MISREPRESENTATION ACT

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

TERMS

The property is offered for a term of 10 years with a rent review in the 5th year. Rent on application.

Our Clients will consider a freehold sale. Price on application

VIEWING

Strictly by appointment with the Sole Agent, AWS Ltd, Nick Arundel, 01132351362

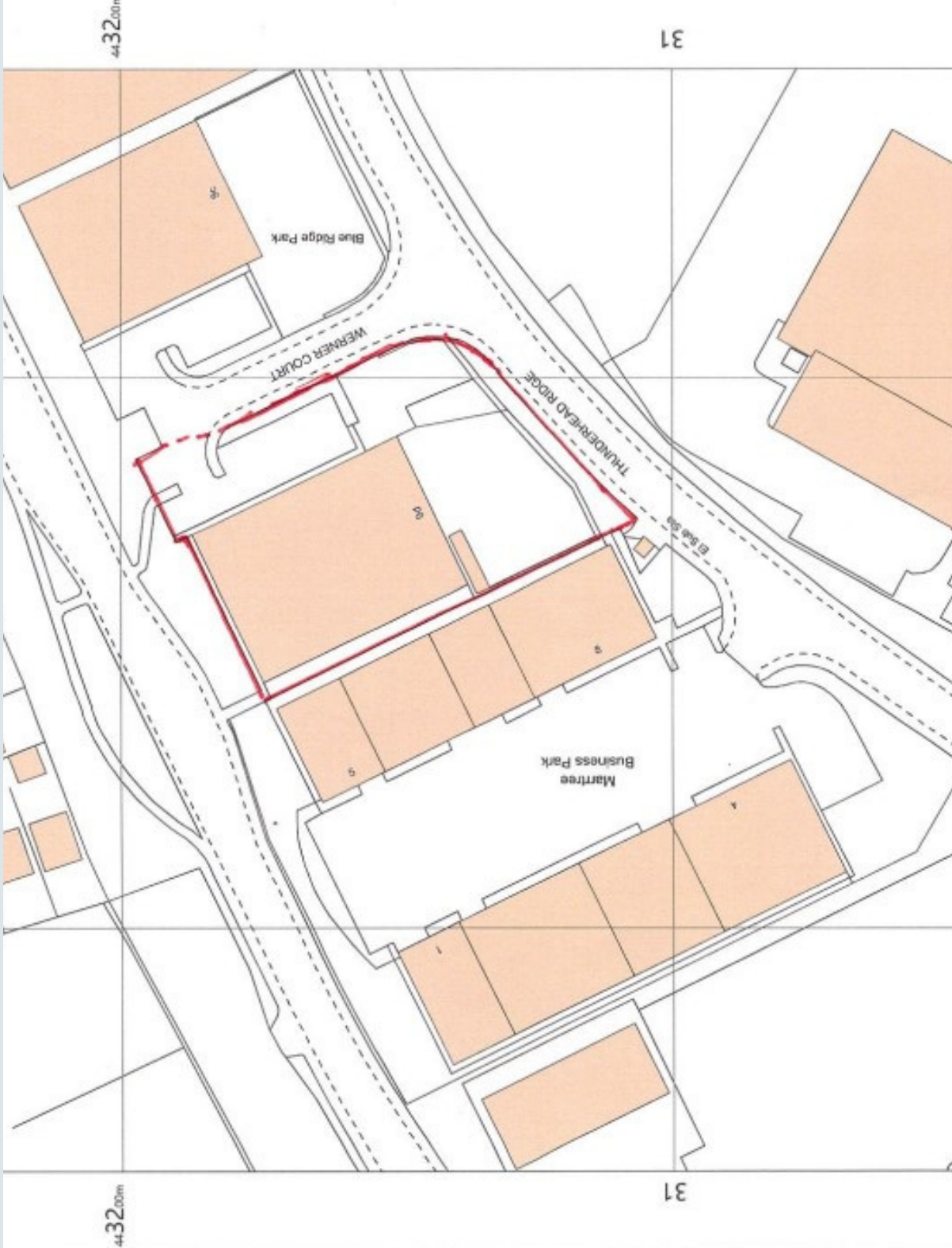
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ANTI MONEY LAUNDERING REGULATIONS

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

SUBJECT TO CONTRACT



12,012