

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

UNIT 1
JUNCTION 30 BUSINESS PARK
OUZELWELL GREEN
WF3 3QW

FOR SALE
INDUSTRIAL/WAREHOUSE ACCOMMODATION

23,353 SQ FT (2169.58 SQ M)
WITH 0.5 ACRE YARD

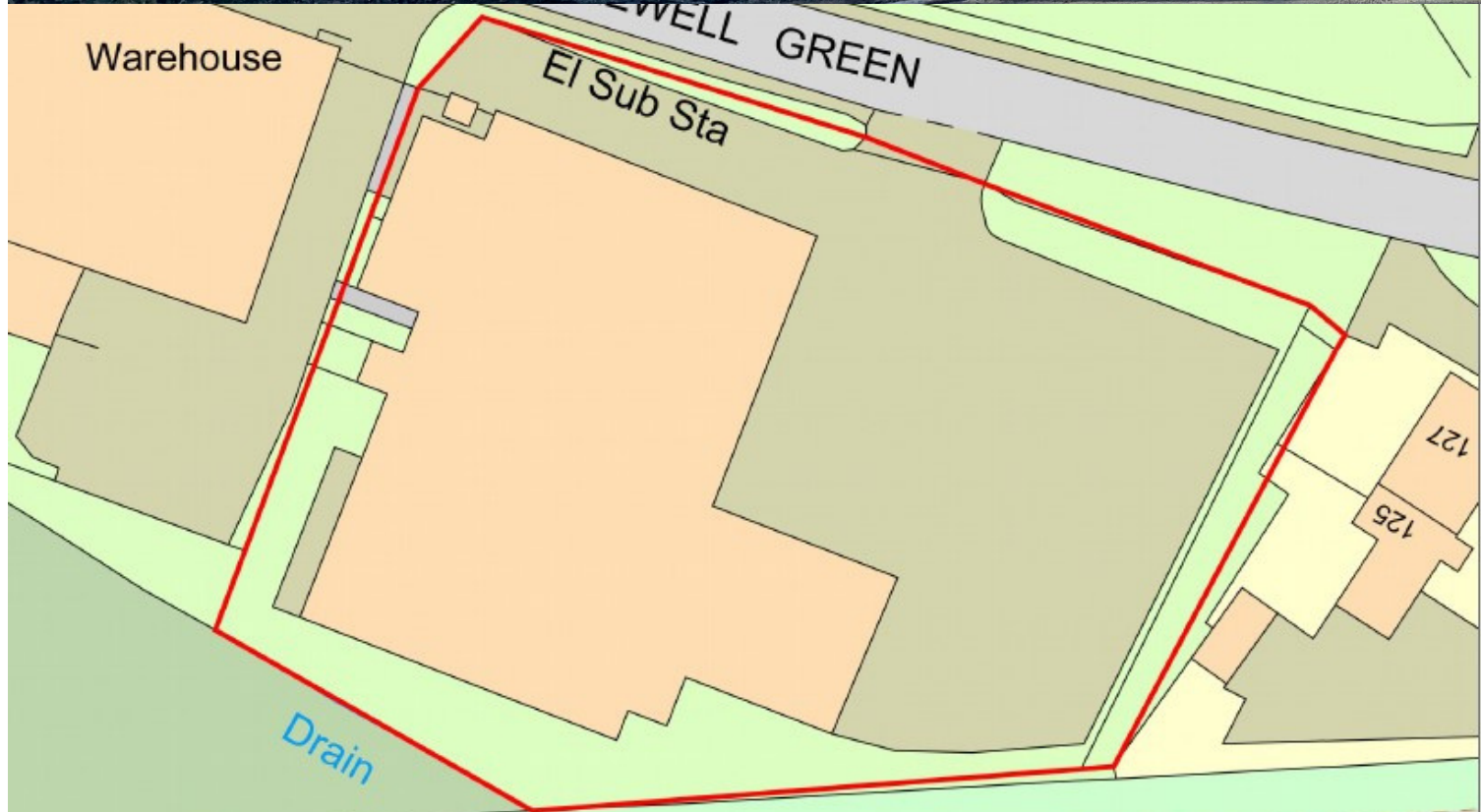
GET IN TOUCH

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**AVISON
YOUNG**



DETAILS

LOCATION

The Junction 30 Business Park is midway between Leeds and Wakefield as well as the A1 and M1. The property is situated adjacent to junction 30 of the M62. It is at the heart of the West Yorkshire conurbation.

DESCRIPTION

The property is a self contained warehouse unit of steel frame construction with brick and metal clad elevations.

The unit has 1 ground and 1 dock level loading door.

The premises is currently fitted out as a cold store which can be left in situ or stripped out pre-purchase/lease. We understand all main services are connected to the property.

RATEABLE VALUE

We understand the rateable value of the property £96,000 although we advise all enquirers to make their own enquiries with the Local Authority

PLANNING

The property as use Class E and B2/B8. Again we would advise all interested parties to make their own enquiries with the Local Planning Authority.

TERMS

The property is available for sale freehold or is available to let.

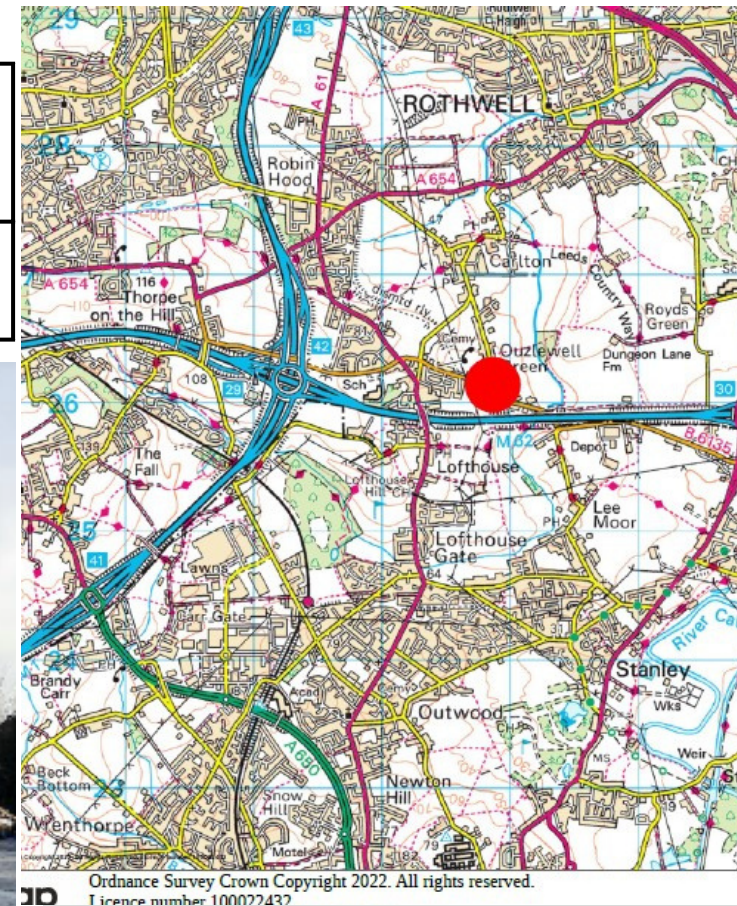
ENERGY PERFORMANCE CERTIFICATES

The property currently has a rating of D- 95. The EPC is available upon request.

ACCOMMODATION

(all areas are gross internal)

Warehouse & offices	23,353	2,169.58 sq m
Yard	0.5 acres,	0.2 hectare



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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