

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

QUALITY MODERN INDUSTRIAL
UNIT

TO LET

UNIT D GREEN LANE,
FEATHERSTONE,
WF7 6EL

11,933 SQ FT (1,108.6 SQ M)

GET IN TOUCH

Nick Arundel

Tel: 0113 235 1362

E: nick@awsLtd.co.uk



DETAILS

LOCATION

The Green Lane Industrial Estate is located to the south of junction 31 of the M62 at the heart of the West Yorkshire conurbation in one of the most sought after industrial locations in the region. The surrounding area is of modern high quality units.

DESCRIPTION

The unit is a self contained modern industrial property of steel frame construction with brick and metal clad elevations standing in its own secure compound.

The building incorporates two storey office accommodation to the front of the unit which has been extended in accordance with the Clients requirements (extension not included in the floor area). The office accommodation is full heated and lit.

The ground floor provides reception area, office and amenities and there is an open plan office at first floor.

The warehouse/factory area has a clear working height of 6.5m and is again, fully heated and lit with LED lights and gas fired blow heating system.

Access is through a full height roller shutter door to the yard and turning area.

There is excellent car parking to the front of the premises which is separated from the yard area. The total site area is 1.43 acres with an operational area of 0.77 acres.

ACCOMMODATION (all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
Ground & first floor office	1,951.5	101.34
Warehouse factory	9,981.4	927.3
TOTAL	11,933	1,108.6

PLANNING

We understand the property has planning consent for B2 use.

RATEABLE VALUE

We understand the property has a rateable value of £62,000.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

TERMS

The property is available to let for a term to be agreed. Rent on application.

VIEWING

By contacting the sole agent, Nick Arundel,
AWS Ltd, 0113235162



MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. October2024

ANTI MONEY LAUNDERING REGULATIONS

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

SUBJECT TO CONTRACT