

SUPERB INDUSTRIAL/WAREHOUSE PREMISES

TO LET



**UNIT 4, PKP TRADING ESTATE, CARR WOOD ROAD, CASTLEFORD
WF10 4SB**

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**BTG
Eddisons**

Unit 4, PKP Trading Estate, Carr Wood Road

Castleford, WF10 4SB



Tenure

To Let



Property Type

Industrial



Rental

On application



Size

285.40sq m (3,072 sq ft)



Location

Castleford, WF10 4SB



Property ID

731.4665a (1236319)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

The premises provides an end terrace industrial/warehouse unit being steel portal framed with part brick and part clad elevations under a pitched roof with translucent roof lights.

The unit benefits from open plan warehouse with ancillary office and staff/WC facilities that have been refurbished to a high standard as well as concrete flooring throughout, electric drive in roller shutter, an eaves height of c4.7m and LED lighting.

Externally the property benefits from dedicated parking and shared yard/turning circle within a secure and established industrial estate.

Area	m ²	ft ²
Warehouse	240.71	2,591
Ground floor office, welfare and stores	44.69	481
Total GIA	285.40	3,072

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **D**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Warehouse and Premises
Rateable value: £13,500

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rental

Rental on application.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The unit is superbly located in Glasshoughton, Castleford and sits adjacent to Junction 32 Shopping Outlet, an established industrial/trading estate. Located at Junction 32 of the M62, the site benefits from excellent access to the wider motorway network.





