



97 Bridge Road
Horbury, Wakefield WF4 5NN

PROPERTY FEATURES

- Freehold commercial premises
- Warehousing, workshop and office space over 2 floors
- 9200 sq ft net internal floor area plus additional storage
- Versatile and adaptable layout
- Could be subdivided to allow for multiple occupants
- Includes 30 parking spaces
- Options available for further parking on adjacent areas
- Prominent main road position on outskirts of Wakefield
- Ideal company headquarters or regional office
- Vendors would also consider renting at £80K per annum



01924 200101

Offers Around £800,000



PROPERTY DETAILS

Offered for sale is this substantial freehold commercial property comprising office, warehousing and workshop space over 2 floors plus external areas for parking and storage. The part air conditioned building has a versatile internal layout with separate entrances allowing for the space to be sub-divided for use by multiple occupants. The property would be ideal for a company headquarters or regional office and could be adapted for a range of business and trade uses. For further details and to arrange a viewing contact FSL Estate Agents on 01924 200101



LOCATION

The property is located on Bridge Road at Horbury Bridge in an established industrial and commercial area on the outskirts of Wakefield. It is a location which allows easy access to the M1 and M62 motorway networks and is ideally positioned to serve the Yorkshire region.

SIZE

The VOA has measured the building for business rate purposes as having a net internal floor area of 9200 sq ft (855m²). Our measurement of the building would suggest an overall useable floor area of approximately 12200 sq ft (1134m²). Please refer to the floor plans for a detailed layout of the current arrangement with approximate room sizes.



GROUND FLOOR OFFICES

The front part of the ground floor is accessed via an open reception area, leading through to 5 spacious private offices, one of which has previously been used as a board room. There are dedicated kitchen and male / female toilet facilities for this area which could allow this section of the property to be used as a self contained office separate from the rest of the premises. There is an additional entrance to the side of the building leading through to the main central staircase which could be used to allow the first floor offices to be





subdivided from the rest of the property for multiple occupational use. Towards the rear of the ground floor there are 2 large interconnecting rooms which have previously been used as a staff canteen and a bar / function room. These rooms could easily be adapted as useful workspace or for further office use.

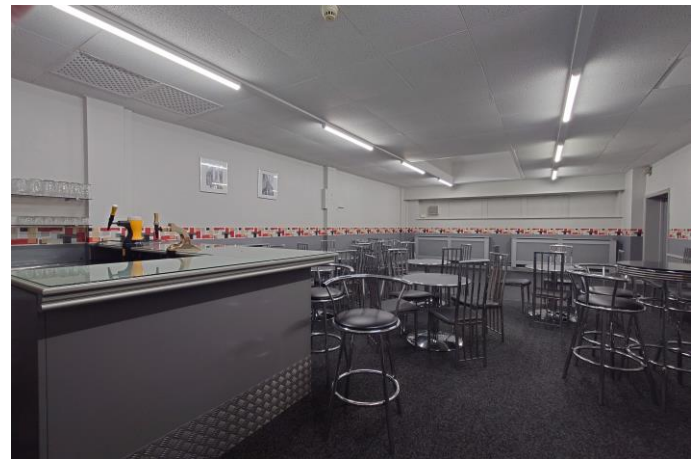
FIRST FLOOR OFFICES

With access from a wide centrally located staircase. The first floor comprises a number of offices, some of which have been further sub-divided into smaller private workstations. These smaller partitions could easily be removed or adapted to open up the available space.



WAREHOUSE / WORKSHOPS

Approximately 3000 sq ft of ground floor warehouse / workshop space made up of two interconnecting units which are accessed from the carpark via a dedicated loading bay. In addition there is a 1400 sq ft mezzanine within one of the units.



EXTERNAL AREAS

The carpark includes 24 dedicated parking spaces to one side of the office building and a roadway leading to the warehouse loading bay and 6 further parking spaces at the other. To the rear of the building there is additional external storage space and a single storey brick built store room.



TENURE

Freehold with the benefit of vacant possession on completion. The extent of the freehold is indicated by a yellow outline shown on the aerial photograph which is made up of part Title Number WYK604415 and Title Number WYK935623. There is a perpetual right of access over the adjoining areas and option to use further parking spaces by negotiation.

RATEABLE VALUE

The rateable value, effective from April 2023 is £37,250.

ENERGY PERFORMANCE RATING

The property has an EPC rating of D (86).

VAT

The building has been de-selected for VAT. Therefore, there will be no VAT to pay on the agreed sales price.

RENTAL

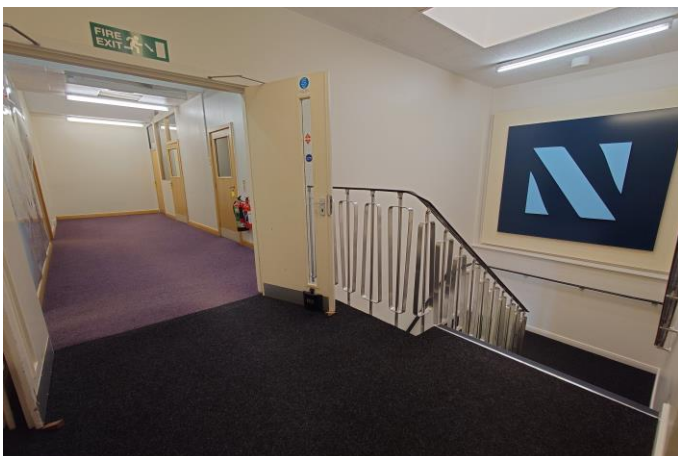
The vendor would also consider rental of the property on a full repair and insure basis at £80,000 per annum.

VIEWINGS

For more information and to arrange a viewing contact our friendly team on 01924 200101. Please note that viewings are strictly by prior appointment.

IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.





For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**



Energy performance certificate (EPC)		
Naylors Holdings Ltd 27 Bridge Road Holbeck Wakefield WF1 3JW	Energy rating D	Valid until: 15 July 2034 Certificate number: 4761-8789-0351-3156-9749
Property type	Offices and Workshop Businesses	
Total floor area	1,115 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built		21 A
If typical of the existing stock		85 D



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