



Warehouse/Industrial Unit with Secure Yard

13,042 sq ft (1,211.7 sq m)

Unit 1, Sandbeds Trading Estate, Ossett, Wakefield, WF5 9ND

Get more information

Avison Young

6th Floor
1 City Square
Leeds, UK LS1 2AL
D +44 113 280 8062

To Let

Unit 1, Sandbeds Trading Estate, Ossett,
Wakefield, WF5 9ND

Location

Sandbeds Trading Estate is well located off Wakefield/Dewsbury Road (B6129), the main road leading through Ossett. Junction 40 of the M1 is located 1.4 miles to the east, providing excellent access to the wider motorway network. The surrounding area provides a well-established and popular industrial location. Ossett is located in the district of Wakefield and is approximately 4 miles west of Wakefield City Centre, 4 miles east of Dewsbury and 11 miles south of Leeds.

Description

Unit 1 comprises a semi-detached building of steel portal frame construction, with a mix of brick and blockwork cladding to the lower levels and profile metal cladding above, with a profile metal roof incorporating translucent roof panels. It has a brick-built office/ancillary area extending from the front of the unit.

The unit benefits from the following specifications:

- 5.5M to the underside of the Haunch
- 2 ground level loading doors
- Dedicated secure yard area
- Generous parking provision
- Single storey integral office accommodation

Accommodation

We have measured the property to have the following Gross Internal Areas:

Description	Sq m	Sq ft
Warehouse	1,174.5	12,642
Ground Floor Office	37.16	400
TOTAL GIA	1,211.7	13,042

Tenure

Available on a new full repairing and insuring lease. Please enquire for further details.

Services

All mains services are connected including electricity (3 phase), gas, water & drainage.

Rating

The property is currently rated as Units 1 & 2 (combined), so this would need splitting. According to the VOA website, the properties have been assessed as follows:

Description: Warehouse and Premises
Rateable Value: £111,000

Therefore, the RV for this property is likely to be c. £55,500. We advise prospective tenant to satisfy themselves and make their own enquiries.

Use / Planning

We understand that the property has consent for E(g)I, B2 & B8 Uses. Interested Parties should make their own enquiries to Wakefield MBC

EPC

D-76

VAT

VAT will be payable at the prevailing rate on any transaction.

To find out more,
scan the QR code

Jake Pygall

+44 (0) 113 280 8062

+44 (0) 7795 237 286

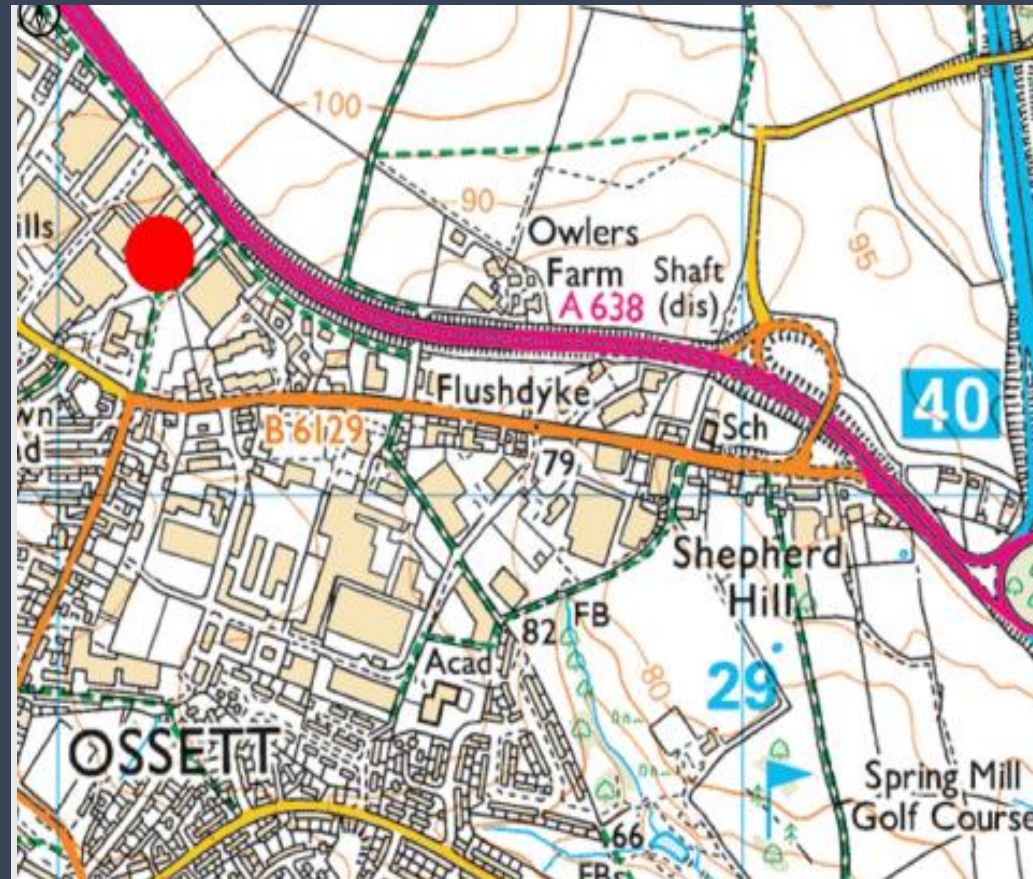
jake.pygall@avisonyoung.com

Rob Oliver

+44 (0) 113 280 8034

+44 (0) 7769 643 325

rob.oliver@avisonyoung.com



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