

UNIT 9
South Kirkby
Business Park WF9 3FD

Last Unit Remaining



Brand New Industrial Unit
17,601 sq ft

**FOR SALE
TO LET**

Available for immediate
occupation

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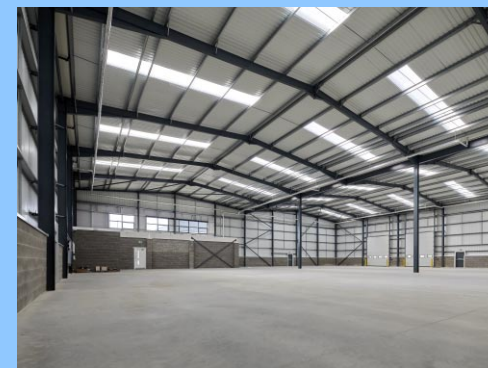


Location

South Kirkby Business Park is situated at the heart of the West Yorkshire conurbation with excellent access to the A1, M1, M62 and M18.

The site benefits from excellent connections to Leeds, Wakefield, Doncaster and Barnsley, as well as the motorway networks. The development is located immediately adjacent to the new A628 Link Road which by passes Hemsworth and ultimately connects the A1 to the M1.

The location is well established with a number of occupiers including, Brittain's Beverages, CPS Lift, Galvanize UK, PHS, SkyNet Worldwide Express, VFS and Woods Packaging.



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Description

Phase 3 comprises, 4 brand new industrial units that can be let or sold individually. Unit 9 is the last remaining unit of steel portal frame construction with clad elevations incorporating the following specification:

- > 7m clear working height
- > All mains services
- > Floor loading 40kN/m²
- > 2 Electric Ground Floor Loading Doors
- > High specification, fully fitted office accommodation
- > Excellent sized self contained yard, parking and loading area

Accommodation

Unit 9	17,601 sq ft	1,635.19 sq m
Unit 10	Let to DBL Transport	
Unit 11	Let to DBL Transport	
Unit 12	Let to Intastop	

Planning

The unit has planning consent for B2 and B8 uses.

Terms

The unit is offered for sale or to let. The lease will be for a term of years to be agreed, on a new full repairing and insuring basis with rent reviews at 5 yearly intervals.

Viewing

By contacting joint agents:

AWS

Nick Arundel nick@awsltd.co.uk

Carter Towler

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AWS

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