

PHASE 3

# South Kirkby

Business Park WF9 3FD

Final Phase



Brand New Industrial Units  
**10,000 – 20,000 sq ft**

**FOR SALE  
TO LET**

Available for occupation  
**March 2022**

Enterprise Zone Status

Supported by



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**Enterprise  
Zones**



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## Unit 9



### 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 in the Wakefield Enterprise Zone 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 or in a combination. The units are of steel portal frame construction with clad elevations incorporating the following:

- > 7m clear working height
- > All mains services
- > Floor loading 40kN/m<sup>2</sup>
- > Electric Ground Floor Loading Doors (1 no. Unit 10 & 11) (2 no. Unit 9 & 12)
- > High specification, fully fitted office accommodation
- > Excellent sized self contained yard, parking and loading area

## Accommodation

Unit 9	17,500 sq ft	1,625.8 sq m
Unit 10	15,000 sq ft	1,393.55 sq m
Unit 11	10,000 sq ft	929.03 sq m
Unit 12	20,000 sq ft	1,858.06 sq m
<b>Total</b>	<b>62,500 sq ft</b>	<b>5,806.44 sq m</b>

Units can be occupied individually or in combination.

## Planning

The units have planning consent for B2 and B8 use.

## Enterprise Zone & Grants

Occupiers on this development should be able to benefit from rates relief and potentially additional grant aid assistance.

## Terms

The units are offered for sale or to let. The leases 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

Ian Greenwood iangreenwood@cartertowler.co.uk

Hazel Cooper hazelcooper@cartertowler.co.uk



# AWS

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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