



**CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS**

**UNIT 2  
JUNCTION 30 BUSINESS PARK  
OUZELWELL GREEN  
WF3 3QW**

**INDUSTRIAL UNITS TO LET  
AVAILABLE INDIVIDUALLY  
(18,590 SQ FT & 3,724 SQ FT OR )  
AS A COMBINED UNIT  
TOTALLING  
22,514 SQ FT**

**GET IN TOUCH**

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**AVISON  
YOUNG**



## DETAILS

### LOCATION

Situated less than 2 miles from junction 30 on the M62 midway between the conurbations of Leeds and Wakefield, the unit is in the heart of the region with excellent access thereto via the motorway network.

### DESCRIPTION

The property can be offered in two units.

The premise is a modern traditionally constructed unit with yard, parking and turning areas of steel frame construction with brick and metal clad elevations. The unit can be split into the main higher level warehouse/factory or the lower ground floor self contained unit.

The property benefits from: -

- Excellent yard, parking and turning areas to both units.
- Load bearing floors.
- Secure compound to each unit.
- 3 phase power & mains services.

### RATEABLE VALUE

The property is currently rated as one hereditament at £82,500.

### PLANNING

The property has planning consent for B1 and B8 use.

## ACCOMMODATION

(all areas are gross internal)

JUNCTION 30 BUSINESS PARK	SQ FT	SQ M
Main Factory/Warehouse	18,590	1,727
Lower Level Unit	3,724	346
TOTAL	22,514	2,073

## TERMS

### SERVICE CHARGE

A service charge will be levied to cover the cost of the management and maintenance of the common areas

### LEASE

The property is offered on a new 10 year lease with a rent review in the 5th year on a full repairing and insuring basis.

The property will be available for occupation  
December 2022

### ENERGY PERFORMANCE CERTIFICATES

EPC's are available upon request.

## MISREPRESENTATION ACT

MISREPRESENTATION ACT: Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. April 2023.

### ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

### SUBJECT TO CONTRACT

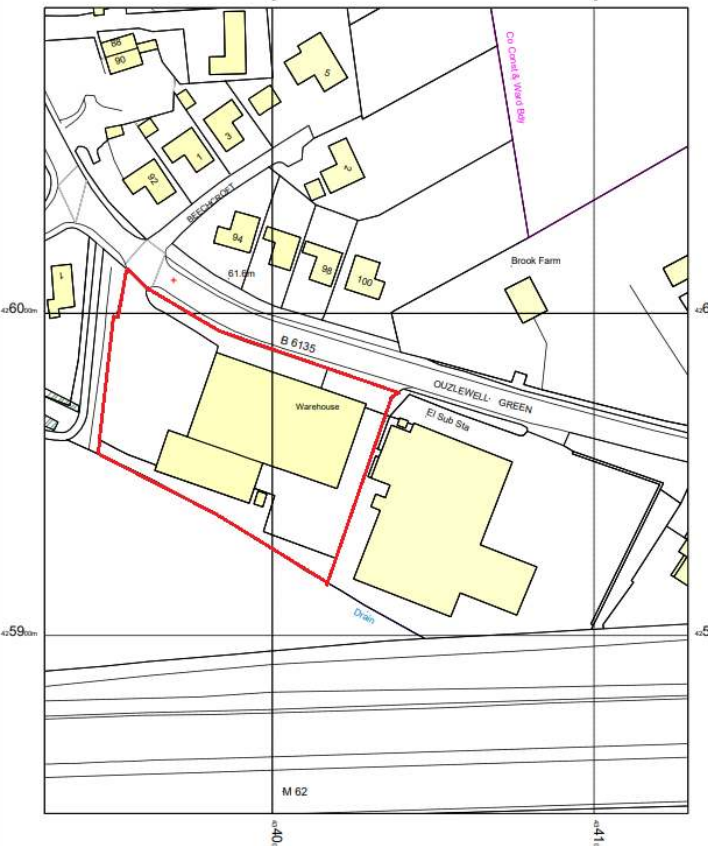






## Site plan

## Map location



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