



CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

FOR SALE (MAY LET)

UNIT 7

DATA DRIVE

SOUTH KIRKBY BUSINESS PARK

WF9 3FD

**MODERN INDUSTRIAL UNIT OF
15,000 SQ FT (1,393.55 SQ M)**

GET IN TOUCH

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DETAILS

LOCATION

The South Kirkby Business Park is located in the heart of the West Yorkshire conurbation with excellent access to the A1, M1, M62 and M18. It has excellent road links to Leeds, Wakefield, Doncaster and Barnsley as well as the motorway networks.

The South Kirkby Business Park is now well established and is located adjacent to the new A628 Link Road which bypasses Hemsworth and ultimately connects the A1 to the M1.

DESCRIPTION

The subject property is a semi-detached but self-contained modern industrial unit of steel frame construction with metal clad elevations and the specification includes: -

- floor loading 35 kn sqm
- fully fitted office accommodation
- 7m clear working height
- full height loading doors
- all mains services
- the unit has its own, secure, yard, parking and turning area
- fenestration to facilitate expansion of offices to first floor

PLANNING

We understand the property has planning consent for B2 and B8 use.

RATEABLE VALUE

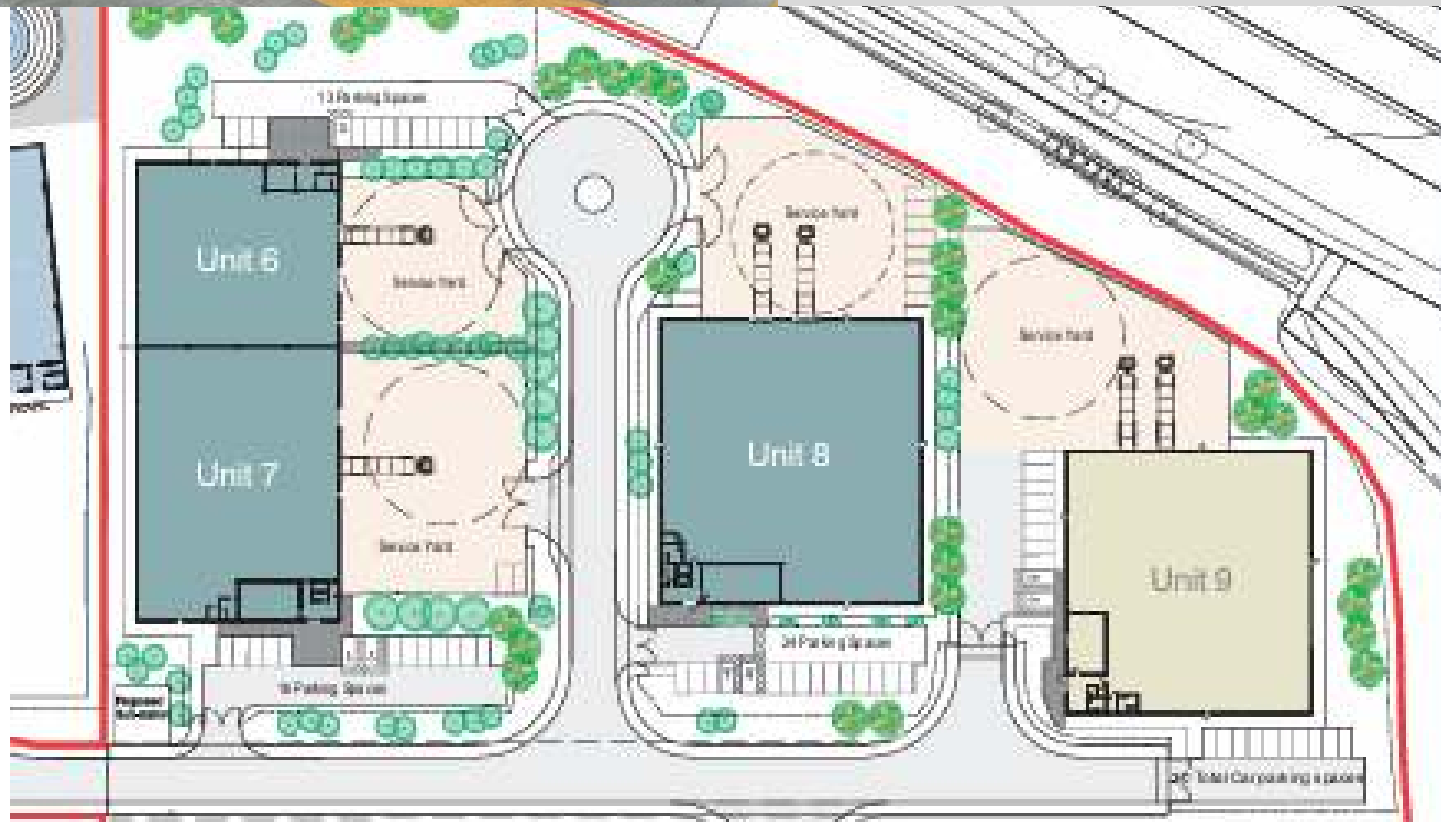
We understand the rateable value is £100,000.

ACCOMMODATION

The property has a gross internal floor area of 15,000 sq ft (1,353.55 sq m).

TERMS

The property is available freehold although our Clients will consider a leasehold transaction based on a 10 year term with a rent review in the 5th year.



MISREPRESENTATION ACT

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ANTI MONEY LAUNDERING REGULATIONS

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

VIEWING

By contacting the Sole Agent - Nick Arundel, Tel:
01132351362

