

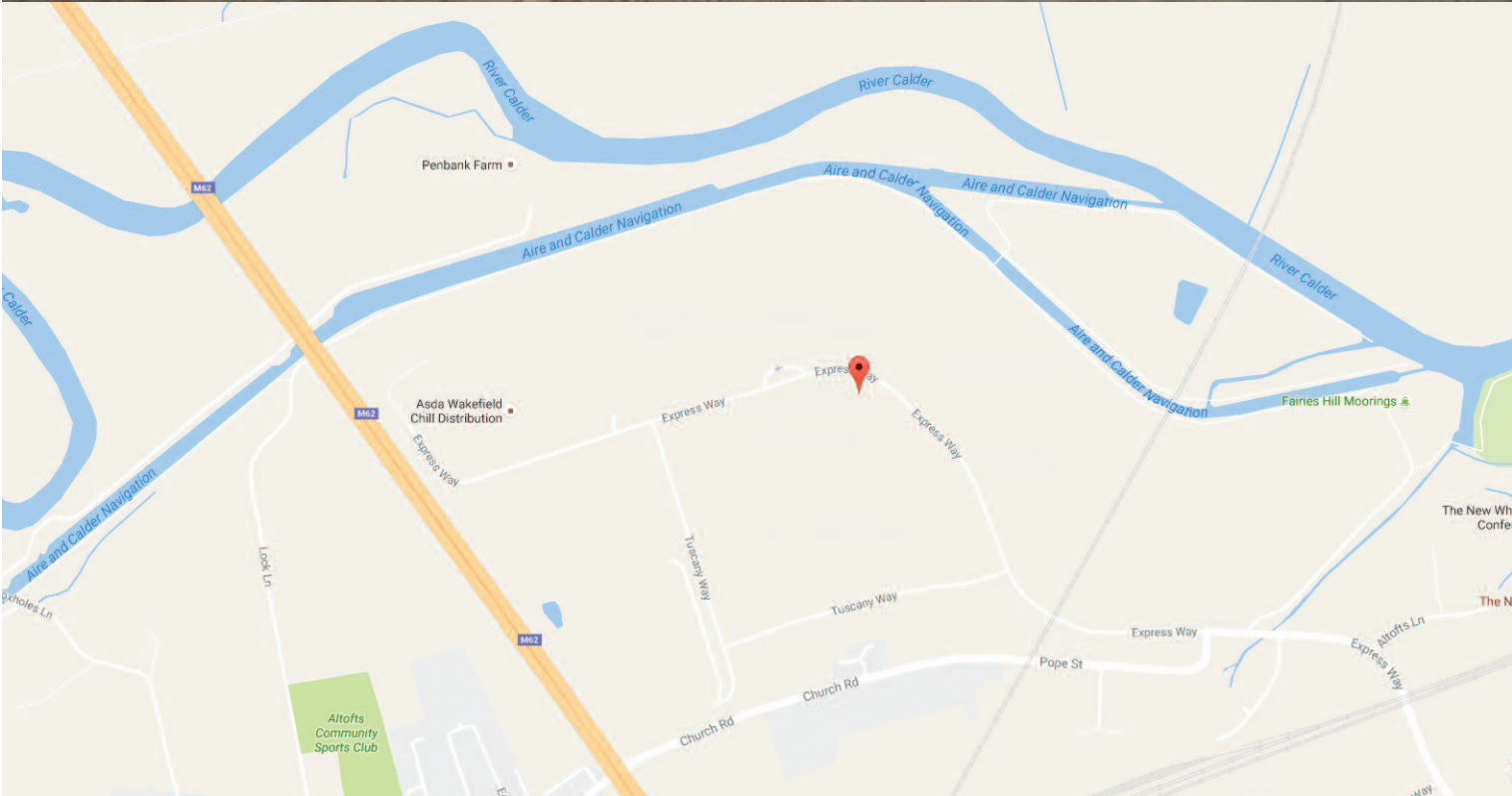


Surveyors & Property Consultants

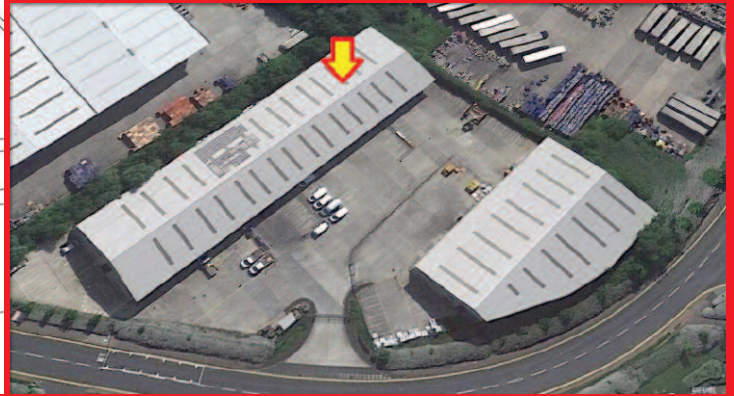
TO LET QUALITY MODERN INDUSTRIAL UNIT WITH OFFICES

4 TUSCANY COURT, CASTLEFORD, WF6 2AE

• 5,145 SQ FT



www.aws ltd.co.uk



LOCATION

Tuscany Court is situated just off Express Way at the heart of the Wakefield Europort less than 1 mile from junction 31 of the M62, midway between Wakefield and Leeds and the junction of the M62 and M1 and M62 and A1.

DESCRIPTION

The property is a modern industrial/warehouse unit which has the following basic specification:

- Steel portal frame with clear working height of 6m
- 10% roof lights
- Electrically operated loading door
- Two storey office accommodation to the front elevation of the front of the property
- Excellent yard and parking areas
- Fully lit warehouse area

ACCOMMODATION

The property has a gross internal area of 5,145 sq ft.

SERVICES

The property benefits from all main services and prospective tenants are advised to make their own enquiries as to the suitability of the services to their use.

RATEABLE VALUE

We understand the rateable value to be £22,950.

PLANNING

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC asset rating of 58 (band C) full EPC is available upon request.

TERMS

My Clients are looking to rent the property for a term of 10 years with a rent review on the 5th year at a rent to be agreed.



VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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