

California Drive Wakefield Europort

500 metres from J31, M62
(Sat Nav Ref: WF10 5QH)



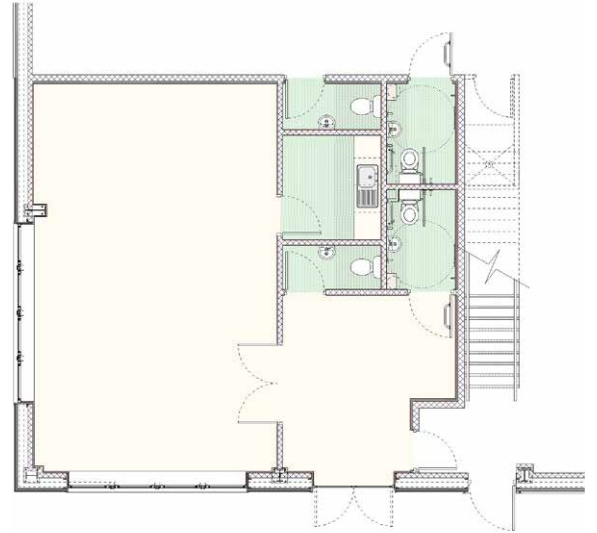
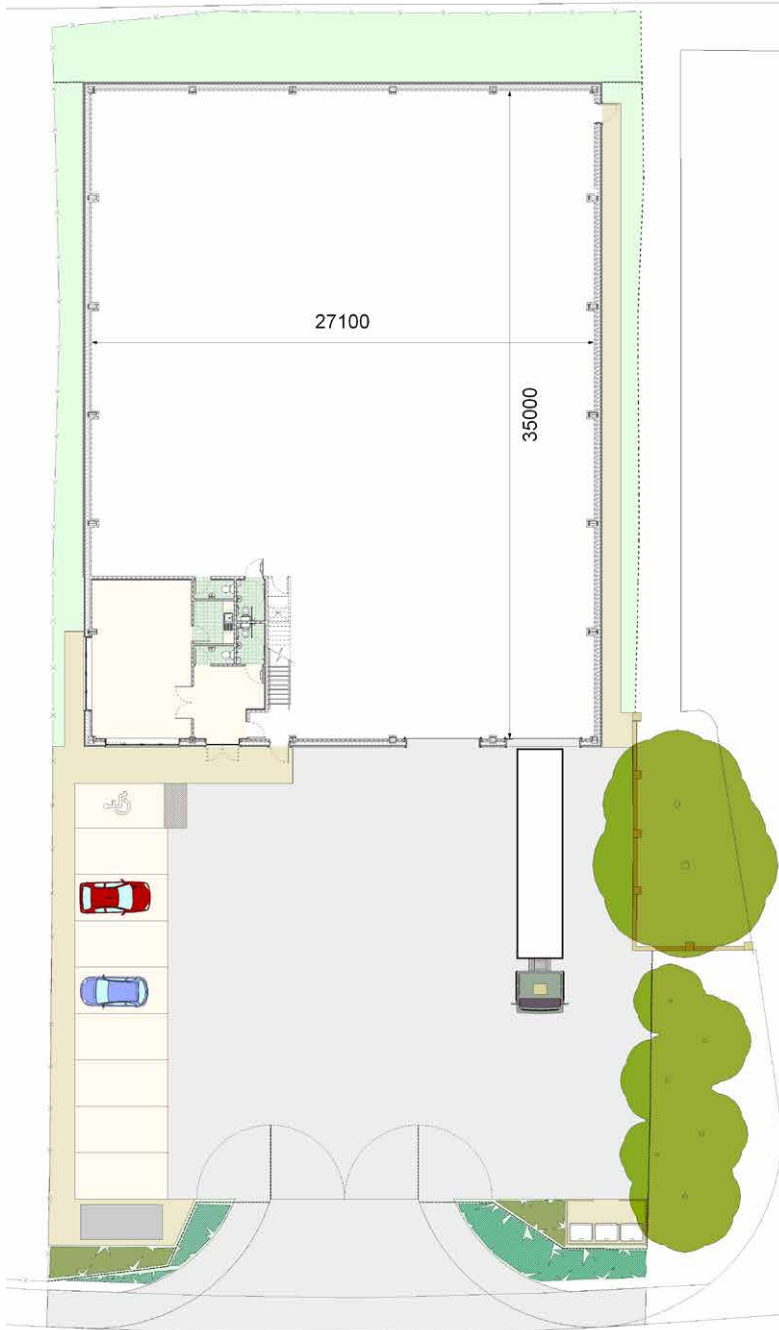
TO LET

**Modern Detached
Warehouse/Industrial Unit
11,500 sq.ft.**

Description

The property is a modern detached single storey warehouse unit of standard steel portal frame construction. Warehouse access is provided by way of two electrically operated up and over sectional doors measuring 4m wide x 5m high. Externally the property has a good-sized private service yard and provides parking for nine vehicles to the front.

The two-storey office accommodation is of a high-quality specification and includes suspended ceilings, recessed lighting, perimeter trunking, air conditioning and is carpeted throughout. It also incorporates male, female and disabled WCs, kitchenette and reception area.



Specification Features

- 7.04 Eaves height
- Floor loading 30kN/m
- Air Conditioning in Offices
- Fully finished two storey offices with CAT 2 lighting and cable management
- Fully tiled toilets
- Kitchenette
- Secure concrete yard
- External Lighting
- 60kVa Electrical supply

Schedule of Accommodation

Warehouse	9,492 sq.ft (882m ²)
Ground Floor Offices	1,014 sq.ft (94m ²)
First Floor Offices	1,014 sq.ft (94m ²)
Total GIA	11,520 sq.ft (1,070m²)



Location

California Drive is ideally located at the heart of Wakefield Europort, 500 metres from Junction 31, M62. Both the M1 and the upgraded A1 are less than 5 miles away.



Agents:

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

0113 235 1362

www.awsltd.co.uk

Contact: Nick Arundel

nick@awsltd.co.uk

Misrepresentation Clause

The agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: Plans and drawings are for identification purposes only and do not form any part of any contract. Measurements and areas are approximate and whilst believed to be accurate, an intending lessee or purchaser must satisfy himself as to their accuracy. No responsibility is taken for any error, omission or misstatement in this brochure which does not constitute or form part of an offer or contract. No responsibility or warranty whatever is made or given in this brochure or any negotiations consequent thereon. Any rents or prices quoted may be subject to VAT in addition.

All plans and maps used in this brochure are not to scale and are for identification purposes only.