

AWS

Surveyors & Property Consultants

TO LET JUNCTION 30 M62 WF3 3QT



UNIT 1 – 18,311 SQ FT WITH OFFICES
UNIT 2 – 14,871 SQ FT
UNIT 3 – 14,625 SQ FT

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Property Misdescription Act 1991 The information contained in these details is believed to be correct at the time of compilation but may be subject to subsequent amendment.

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF
Tel: 0113 235 1362 Fax: 0113 380 5800 Email: property@awsltd.co.uk
www.awsltd.co.uk

LOCATION

The property is situated in an established location on the south side of the Village of Carlton (near Rothwell) and close to junction 30 of the M62.

The unit is therefore, in an excellent location as far as the access to the conurbations of Leeds and Wakefield are concerned and has excellent access to the M62 and the motorway network.

DESCRIPTION

The development comprises 3 modern industrial units which can be let individually or combined, each being of steel frame construction with brick and metal clad elevations and benefitting from extensive yard and turning areas.

Unit 1:

The unit comprises two storey office accommodation split to provide a general office, sales purchasing office, Directors office and meeting room at first floor with staff canteen and rest room, small offices at ground floor.

The warehouse area of the building has a clear working height of 5m and has dock level loading to the rear elevation.

The unit currently provides refrigerated accommodation and with the correct equipment could be utilised as a freezer.

Unit 2:

This unit has a clear working height of 5m and benefits from loading doors to the rear elevation. The unit provides temperature controlled accommodation including freezer storage and a clear height of 5m.

Unit 3:

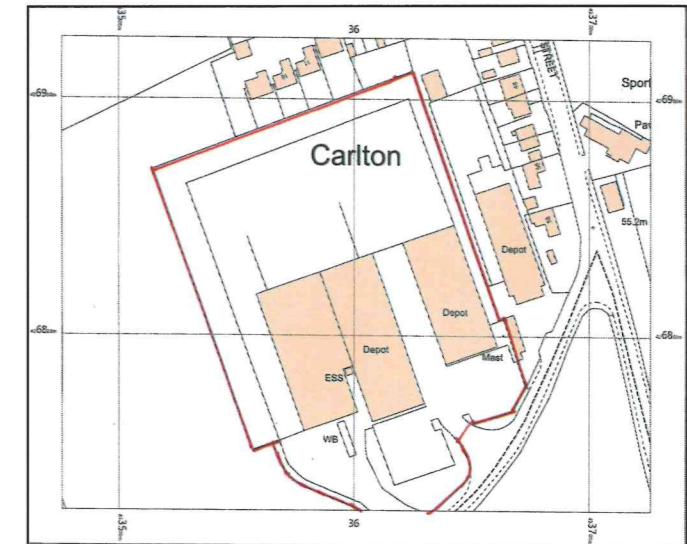
Provides storage accommodation which is currently split into 3 bays. The building has a working height of approximately 4.5m and again has a front yard and open storage areas to the rear.



ACCOMMODATION

	SQ FT	SQ M	TOTAL	
			SQ FT	SQ M
UNIT 1				
Ground floor office	1,511 sq ft	140.38		
First floor office	1,511 sq ft	140.38		
Warehouse/refrigerated area	15,289 sq ft	1,420.40		
			18,311	1,701
UNIT 2			14,781	1,373
UNIT 3			14,625	1,360

The units can be let individually or in combinations.



PLANNING

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

RATES

We do not, at this moment in time, have a separate rateable value for each of the units although this will be provided in the future.

ENERGY PERFORMANCE CERTIFICATES

EPC's are available upon request.

SERVICE CHARGE

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

TERMS

The property is available to let for a term to be agreed outside the provisions of the Landlord & Tenant Act.

RENTS

Please contact the Agent for further information.

VIEWING

Strictly by appointment the Sole Agent, Nick Arundel, AWS Ltd, Tel: 01132351362

Subject to contract