

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**TO LET**

**A SELF CONTAINED MODERN OFFICE STANDING WITHIN A SECURE COMPOUND**

First Floor, Control House, 1 Business Park, Knottingley, WF11 0BU

• 1,840 SQ FT (170.94 SQ M)



[www.aws ltd.co.uk](http://www.aws ltd.co.uk)



## LOCATION

The A1 Business Park is situated at the junction of the M62 and A1 in a location that has excellent connectivity to the whole of the West Yorkshire and North Yorkshire conurbations.



## DESCRIPTION

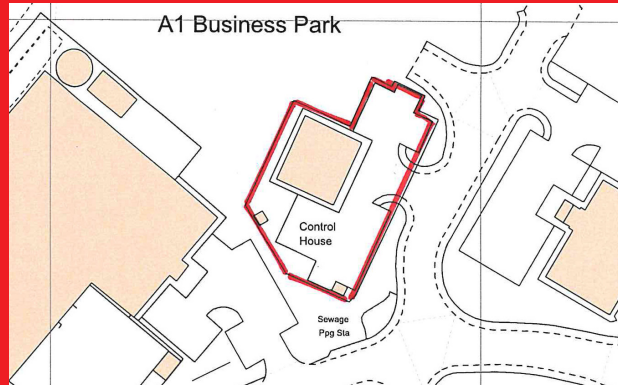
Control House is a self contained modern office unit standing within a secure compound that benefits from excellent parking facilities.

The accommodation incorporates attractive offices, meeting rooms and kitchen area around a central core, board room, a smaller board room/meeting room and 5 good sized offices.

The area is fully heated and lit and there is perimeter trunking to facilitate data connections.

Entry is through a shared lobby area at ground floor with remote access control.

Externally, there are currently 16 parking spaces of which 8 are to be allocated to the first floor accommodation.



## ACCOMMODATION

(all areas are gross internal and does not allow for the creation of further amenities)

1,840 SQ FT (170.94 SQ M)

## RATEABLE VALUE

The property is rated as a whole but we envisage the first floor rateable value to be £13,675.

## ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available upon request.

## TERMS

The unit is available to let for a term to be agreed.

**Subject to contract.**



## VIEWING

By appointment with the sole agent,



AWS,  
**Nick Arundel**  
Tel: 0113 235 1362  
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In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.