

**AWS**

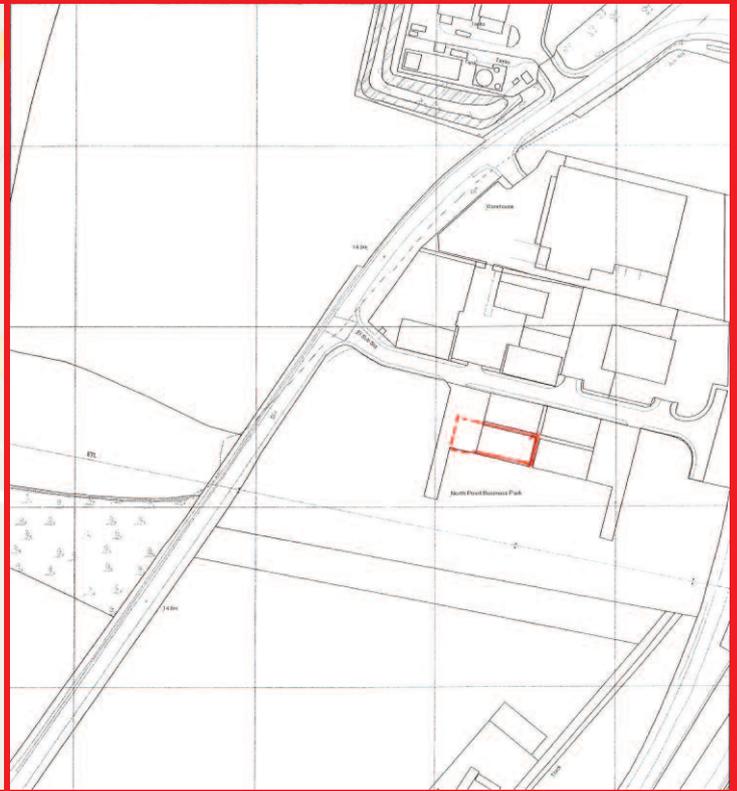
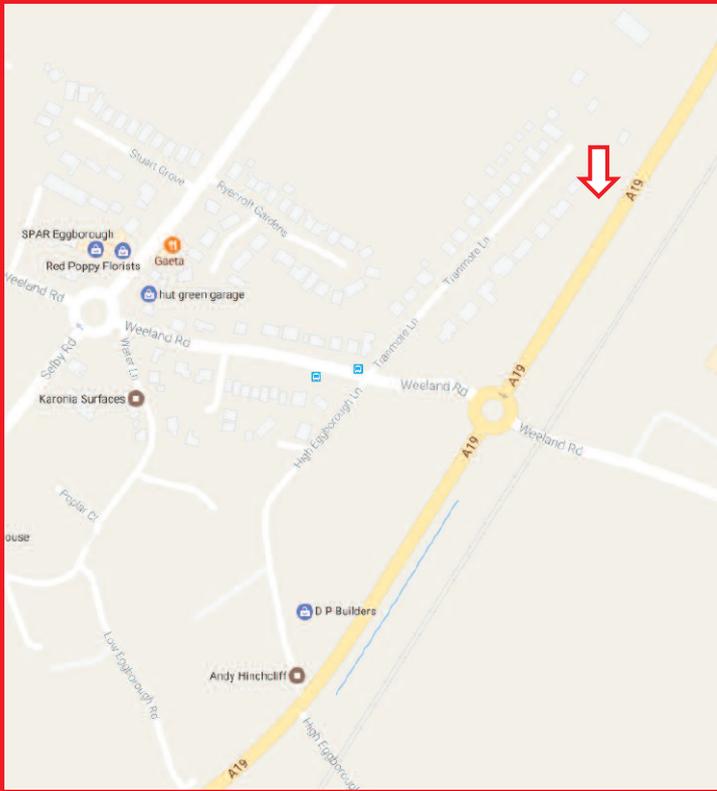
CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**FOR SALE (MAY LET)**  
**MODERN INDUSTRIAL UNIT**  
UNIT 7 NORTH POINT BUSINESS PARK,  
EGGBOROUGH, DN14 0JT

• 5,107 SQ FT (475 SQ M)



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## LOCATION

The North Point Business Park is situated adjacent to the A19 just to the North of Eggborough within easy reach of junction 34 of the M62.

## DESCRIPTION

The unit is a modern industrial unit of steel frame construction with brick and metal clad elevations incorporating the following basic specification:

- High quality office accommodation with storage space above
- Clear working height of 6m
- WC facilities
- Full height loading door
- Excellent yard and parking area

## ACCOMMODATION

The property has a gross internal area of 5,107 sq ft (475 sq m).

## PLANNING

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

## TENURE

The property is available for sale although our Clients would consider a leasehold transaction.

## RATEABLE VALUE

We understand the property has a rateable value of £18,500.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

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## VIEWING

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

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