

South
Kirkby
Next Phase On-Site Now

*3 New
Industrial Units
10,000 - 20,000 sq ft*

***For Sale
To Let***

*Units available
for occupation
January 2021*



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South Kirkby

Next Phase On-Site Now

South Kirkby
Business Park
WF9 3FD

Location

South Kirkby Business Park is situated at the heart of the West Yorkshire conurbation with excellent access to the A1, M1, M62 and M18.

The site benefits from excellent communications to Leeds, Wakefield, Doncaster and Barnsley as well as the motorway networks.

The development is in the Wakefield EZ located immediately adjacent to the new A628 Link Road which by passes Hemsworth and ultimately connects the A1 to the M1.

This location is now well established with other occupiers in the location including PHS and VFS.

Description

The scheme comprises 3 units that can be let or sold individually or in a combination and are of steel frame construction with clad elevations incorporating the following:

- > Fully fitted office accommodation
- > Floor loading: 35kn sq m (unit 6 & 7) and 40kn sq m (unit 8)
- > 7m clear working height
- > Full height loading door
- > All mains services
- > Each unit has its own yard, parking and loading area

Accommodation

(all areas are gross internal)

Unit 6	10,000 sq ft	929 sq m
Unit 7	15,000 sq ft	1,393 sq m
Unit 8	20,000 sq ft	1,858 sq m
Total	45,000 sq ft	4,180 sq m

Planning

The units have planning consent for B2 and B8 use.

Enterprise Zone & Grants

Inward Investors to this development should be able to benefit from rates relief and potentially also additional grant aid assistance.

Terms

The properties are offered for sale or to let.

The leases will be for a term of years to be agreed, on a full repairing and insuring basis with rent reviews at 5 yearly intervals.

Freehold prices are available on request.

Viewing

By contacting joint agents:

Nick Arundel - AWS Ltd

E: nick@awsLtd.co.uk

Ian Greenwood - Carter Towler

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