

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**TO LET**

**TRADE COUNTER / INDUSTRIAL UNIT**

UNIT C3, WILLOWBRIDGE WAY, CASTLEFORD, WF10 5NP

• 5,494 SQ FT (510 SQ M)

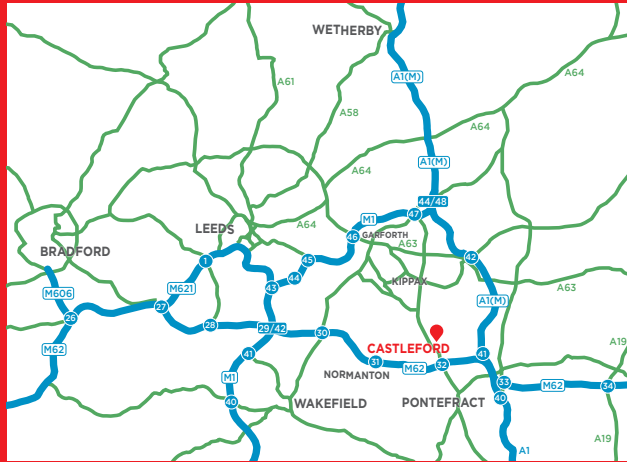


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## LOCATION

The Willowbridge Way industrial development is situated adjacent to junction 31 off the M62 at Castleford, mid way between the intersection of the M62 and the A1, and the M62 and M1. The site is at the heart of the West Yorkshire conurbation and is in an excellent location to serve Leeds, Wakefield and further afield.

The site is an established Trade Counter and industrial location with other occupiers including Howden's, The Electric Centre, Eyre & Elliston, Smiths Equipment Hire and IMEX Motor Parks to name but a few.



## RATEABLE VALUE

We understand the rateable value of the property is £29,500.

## PLANNING

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

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## DESCRIPTION

The property is a high quality mid terraced modern industrial unit of steel frame construction with brick and metal clad elevations.

Internally, the premises have been adapted by the current occupier to provide ground and first floor office accommodation with access from an entrance corridor with the main warehouse/workshop space behind.

The workshop is accessed through a full height roller shutter door and benefits from a clear working height of 6m.

Externally, there are 10 car parking spaces as well as excellent HGV parking and loading areas.

## ACCOMMODATION

(All areas are gross internal)

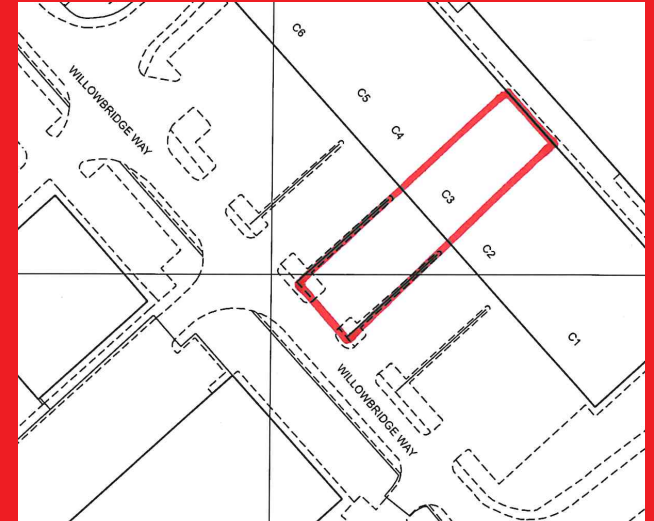
	SQ FT	SQ M
Ground floor office and amenities	332	31
First floor office and amenities	323	30
Warehouse / Factory	4,839	449
<b>TOTAL</b>	<b>5,494</b>	<b>510</b>

## TERMS

The property is available by way of a new 10 year lease with a rent review in the 5th year on a full repairing and insuring basis.

## RENT

On application.



## VIEWING

By appointment with the sole agent,



AWS,  
**Nick Arundel**  
Tel: 0113 235 1362  
E: nick@awsltd.co.uk

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### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.