

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

UNIT 2A
JUNCTION 30 BUSINESS PARK
OUZELWELL GREEN
WF3 3QW

INDUSTRIAL UNIT TO LET

18,590 SQ FT

GET IN TOUCH

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**AVISON
YOUNG**



DETAILS

LOCATION

Situated less than 2 miles from junction 30 of the M62 midway between the conurbations of Leeds and Wakefield, the unit is in the heart of the region with excellent access via the motorway network.

DESCRIPTION

Unit 2A is a single storey unit of steel construction with brick and metal clad elevations with extensive yard, parking and turning areas.

The property benefits from: -

- Load bearing floors.
- Clear span working area.
- 4m clear working height.
- Excellent yard, parking and turning areas.
- 3 phase power & all mains utilities.

RATEABLE VALUE

We estimate the rateable value will be in the order of £68,125.

PLANNING

The property has planning consent for B1 and B8 use.

SERVICE CHARGE

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

ACCOMMODATION

(all areas are gross internal)

JUNCTION 30 BUSINESS PARK	SQ FT	SQ M
Factory/Warehouse	18,590	1,727

LEASE

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

The property will be available for occupation December 2022

ENERGY PERFORMANCE CERTIFICATES

EPC's are available upon request.

ANTI MONEY LAUNDERING REGULATIONS

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

SUBJECT TO CONTRACT

MISREPRESENTATION ACT

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Map location

