



CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**FOR SALE (MAY LET)**

**UNIT 7**

**DATA DRIVE**

**SOUTH KIRKBY BUSINESS PARK**

**WF9 3FD**

**MODERN INDUSTRIAL UNIT OF  
15,000 SQ FT (1,393.55 SQ M)**

**GET IN TOUCH**

**Nick Arundel**

**Tel: 0113 235 1362**

**E: [nick@aws ltd.co.uk](mailto:nick@aws ltd.co.uk)**



# DETAILS

## LOCATION

The South Kirkby Business Park is located in the heart of the West Yorkshire conurbation with excellent access to the A1, M1, M62 and M18. It has excellent road links to Leeds, Wakefield, Doncaster and Barnsley as well as the motorway networks.

The South Kirkby Business Park is now well established and is located adjacent to the new A628 Link Road which bypasses Hemsworth and ultimately connects the A1 to the M1.

## DESCRIPTION

The subject property is a semi-detached but self-contained modern industrial unit of steel frame construction with metal clad elevations and the specification includes: -

- floor loading 35 kn sqm
- fully fitted office accommodation
- 7m clear working height
- full height loading doors
- all mains services
- the unit has its own, secure, yard, parking and turning area
- fenestration to facilitate expansion of offices to first floor

## PLANNING

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

## RATEABLE VALUE

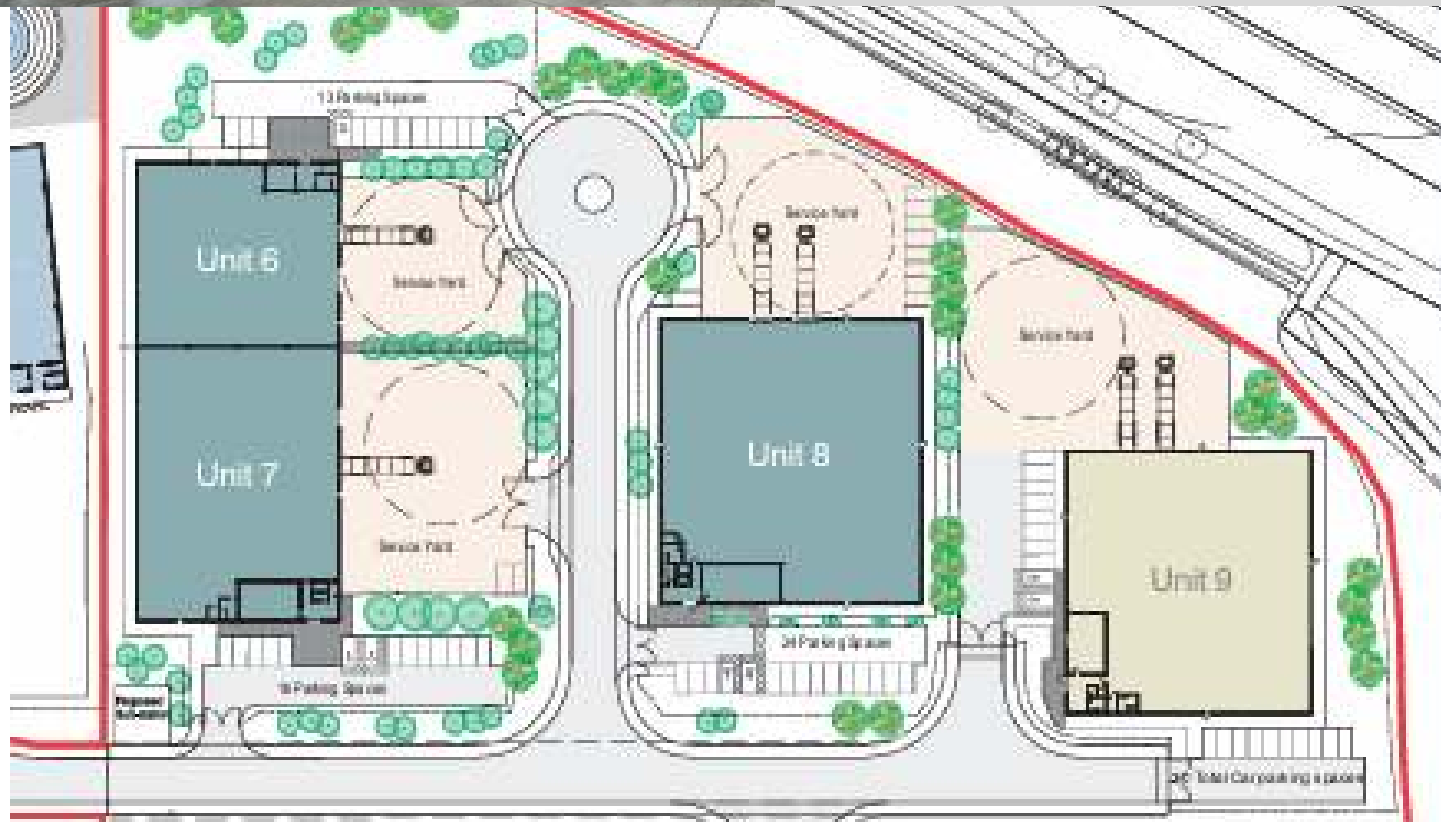
We understand the rateable value is £100,000.

## ACCOMMODATION

The property has a gross internal floor area of 15,000 sq ft (1,353.55 sq m).

## TERMS

The property is available freehold although our Clients will consider a leasehold transaction based on a 10 year term with a rent review in the 5<sup>th</sup> year.



# MISREPRESENTATION ACT

## MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. April 025

## ANTI MONEY LAUNDERING REGULATIONS

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

## VIEWING

By contacting the Sole Agent - Nick Arundel, Tel: 01132351362