

TO LET
INDUSTRIAL/WORKSHOP UNITS

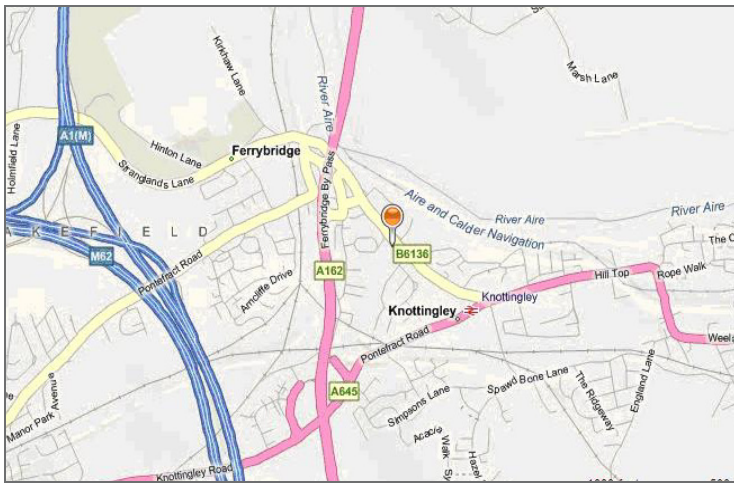


FERRYBRIDGE BUSINESS PARK, FISHERGATE, WF11 8JR

RENTAL FROM £2 PER SQ.FT.

- \ Close to A1/M62 intersection.
- \ Extensive yard and parking areas.
- \ Various units available at competitive rentals.

AVAILABLE SPACE
326.01m² – 2,113m²
(3,509 sq ft – 22,749 sq ft)



LOCATION

Ferrybridge Business Park benefits from an extensive and highly prominent frontage to the B6138 Fishergate/Ferrybridge Road, which links the centre of Ferrybridge with the north/south A1, less than ¼ of a mile to the west. The premises benefit from a strategic motorway location being within two miles of the intersection of the A1 with Junction 33 of the M62, allowing convenient access throughout the region.

DESCRIPTION

Ferrybridge Business Park comprises a range of interconnecting and detached single storey industrial/warehouse units, with the benefit of concrete floors and good external space. The site has CCTV and controlled access.

The premises have the following gross internal floor areas:-

UNIT	M ²	SQ FT
Unit 4b	2,008.50	21,620
Unit 5	2,113.00	22,749
Unit 6b	416.56	4,484
Unit 12	976.23	10,508
Unit 16	326.01	3,509
Unit 25	412.67	4,442

Unit 5 benefits from a substantial enclosed and surfaced yard area of 1.43 acres.

RATEABLE VALUE

The units are assessed as follows:-

- Unit 4b - £47,000
- Unit 5 - £66,500
- Unit 6b - £12,750
- Unit 12 - £27,750
- Unit 16 - £ 9,800
- Unit 25 - £12,000

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The premises are offered to let for a term to be agreed at the following exclusive rentals:-

- 4b £42,000
- 5 £95,000
- 6b £15,000
- 12 £29,500
- 16 £11,400
- 25 £14,950

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
 File Ref / 711.2855A
 Tel / 01274 734101
 Email / jonathan.oconnor@eddisons.com

AMENDED JANUARY 2012
 SUBJECT TO CONTRACT

For more information, visit eddisons.com/property
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