

# NorthCap

## TO LET

4,000 SQ FT (371.61 SQ M)

Modern Industrial/Warehouse Unit - Available Immediately - To Let

### Unit C1

Weeland Park | Knottingley | WF11 8FE

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# Unit C1

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# SUMMARY



# TO LET

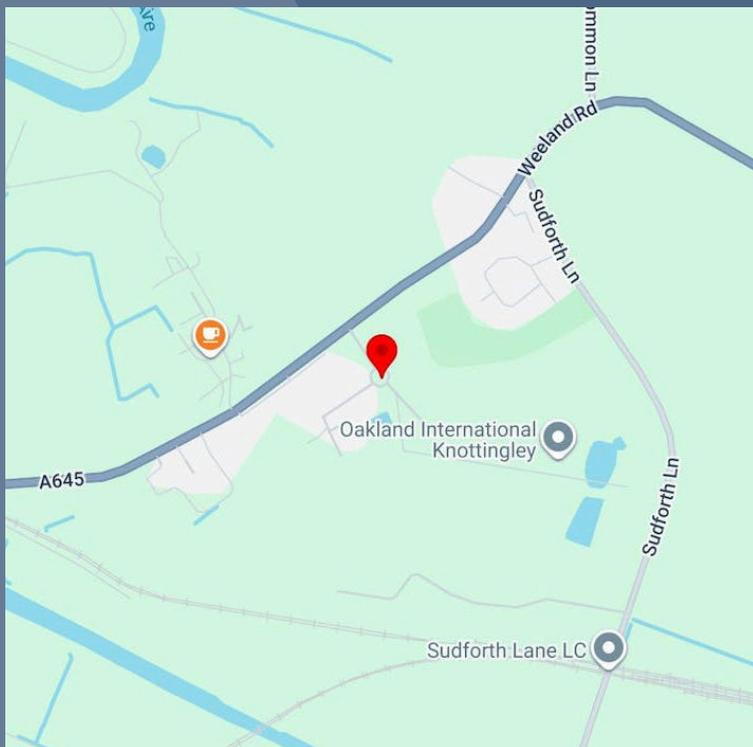
Modern Industrial/Warehouse Unit - Available  
Immediately - To Let

- ▶ Modern Industrial/Warehouse Unit
- ▶ 6m eaves height
- ▶ Newly constructed in 2021
- ▶ Full height roller shutter door
- ▶ Integral office accommodation
- ▶ Male and Female W/Cs
- ▶ LED Lighting
- ▶ CCTV
- ▶ Intruder Alarm System

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Weeland Park Knottingley is strategically located between Junction 33 and 34 of the M62 Motorway and the A1(M) Motorway, which in turn provides superb access to the entire Yorkshire region.

Weeland Park forms part of Konect, a 141 acre rail-connected manufacturing and logistics park with the ability to provide 1.5m sq. ft. of employment space.



Site Plan

# Unit C1

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## ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Warehouse	4,000	371.61	Available
<b>TOTAL</b>	<b>4,000</b>	<b>371.61</b>	



Unit C1 Weeland Park comprises a modern industrial/warehouse unit of steel portal framed construction.

The unit was newly built in 2021 and benefits from a large full height electric up and over sectional door access. The unit has an eaves height of 6m and a concrete floor finish.

The unit is accessed via a personnel door, leading to an integral office area with LED lighting. The unit benefits from male and female W/Cs and a kitchenette.

The unit has 3 phase electricity supply and EV car charging point. There is a shared yard area with dedicated parking.

The unit benefits from LED lighting in the warehouse, an intruder alarm system and CCTV which is to be left by the outgoing tenant.



Total Parking Spaces: 5



Secure Yard



Loading Doors (Surface Level): 1



Floor Type: Polished Concrete



Eaves Height (M): 6



Lighting Type: LED

# DESCRIPTION

**Unit  
C1**

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**FURTHER  
INFORMATION**



**TERMS**

The unit is available to lease on new FRI terms to be agreed.

**VAT**

Applicable

**BUSINESS RATES**

Rateable Value: £30,750

Rates Payable: £3.84 per sq ft

**SERVICE CHARGE**

£0.80 per sq ft

**RENT**

£10.50 per sq ft

**CONTACT**



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**NorthCap**

**0114 303 7250**

[www.northcap.co.uk](http://www.northcap.co.uk)

Alternatively, please contact the joint agents:



[info@crtproperty.co.uk](mailto:info@crtproperty.co.uk)

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GALLERY

