

To Let

Land Off Warren Road, Green Lane Industrial Estate,
Featherstone, West Yorkshire, WF7 6EL

Open Storage Compound c. 0.9 acres (0.36 ha)

Avison Young

Get more information

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Location

The site is situated off Warren Road, on the popular Green Lane Industrial Estate in Featherstone. It therefore benefits from excellent access to Normanton, Castleford, and Junction 31 of the M62. It is primarily surrounded by other commercial users and land, and has a railway line to the southern boundary.

Description

It is accessed from Warren Road, via the landlords secure site. The compound is level and mainly hardcore surfaced. It has surface drainage and bound by a fence to 2 of the 3 sides. On the third side is further unused future development land owned by the landlord. This can be fenced if required, subject to overall terms being acceptable. The approximate area of the subject plot is illustrated on the plan, shaded blue, which we understand extends to around 0.9 acres.

Business Rates

The site has not previously been assessed for Business Rates purposes, but would need to be assessed following occupation.

Planning

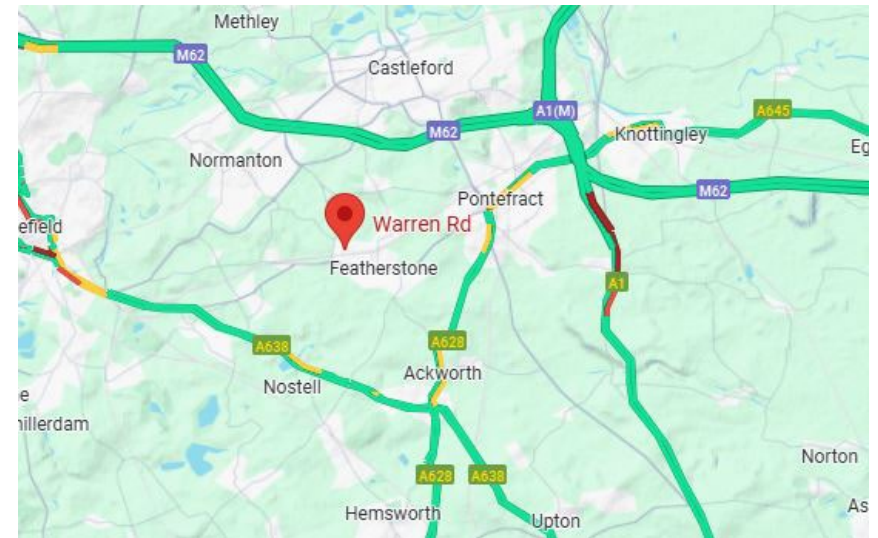
There is a current detailed planning consent on the site for a new storage and distribution unit, which hasn't yet been implemented. It has most recently been used for open storage. Interested parties should satisfy themselves in this regard.

Terms

The site is available by way of a new lease for a term of 2-3 years, at a quoting rent of £55,000 per annum plus VAT. The lease would be excluded from the security of tenure provisions of the 1954 Landlord and Tenant Act.

Legal Costs

Each party to cover their legal and other costs.



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