

FOR SALE

PRIME INDUSTRIAL / WAREHOUSE / OPEN STORAGE

➤ FREEHOLD OPPORTUNITY WITH POTENTIAL FOR DEVELOPMENT*

*SUBJECT TO PLANNING

➤ SHORT TERM
INCOME
PRODUCING

➤ 1 MILE TO
J40 M1

62,950 SQ FT
ON TOTAL SITE AREA OF
5.20 ACRES

Indicative site boundary

WAKEFIELD ROAD (A638) / OSSETT / WF5 9JA

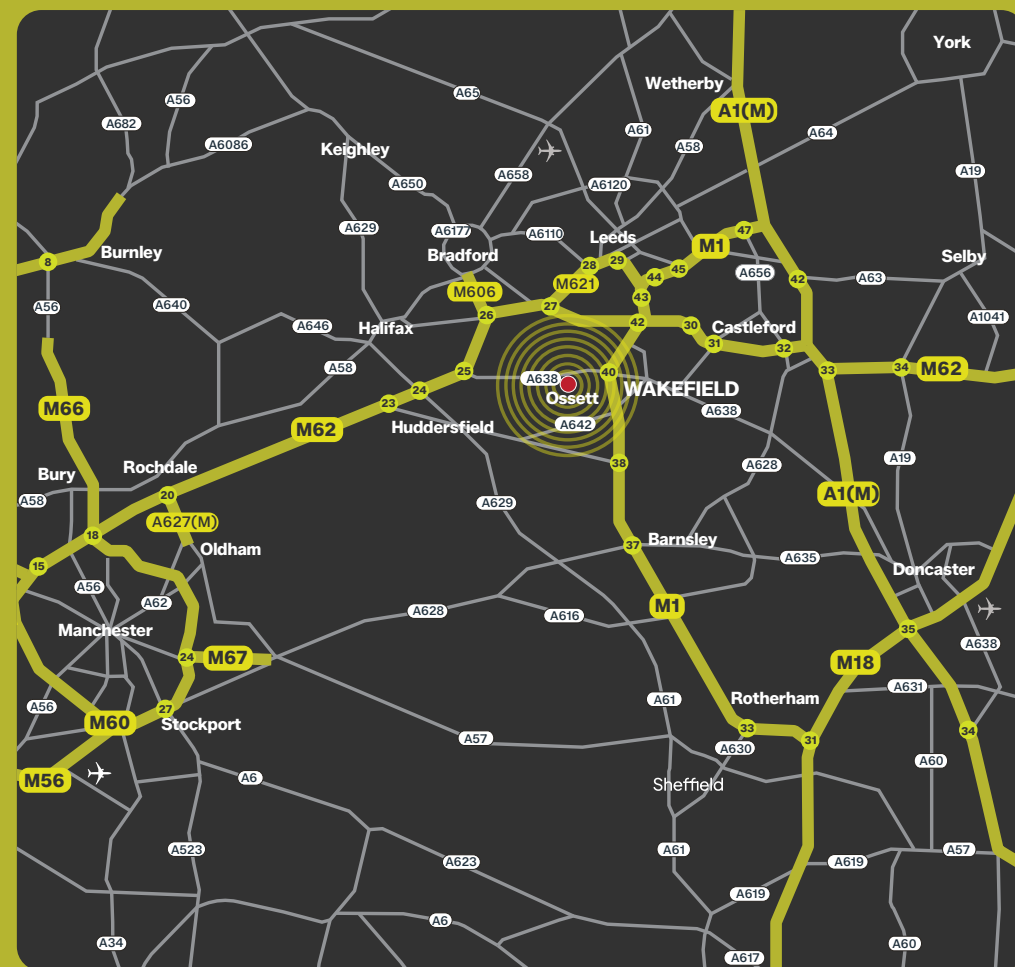
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PRIME LOCATION

The site:

Situated off Wakefield Road (A638) via a private road in Ossett, which is a market town in the City of Wakefield Metropolitan district.

Locally there are a mix of uses including, residential, industrial and trade counter/ show room.



The location offers excellent connectivity to:

M1 via Junction 40 1.0 mile to the east, along Wakefield Road

Junction 28 and Junction 29 of the M62
4.5 miles to the north via Dewsbury Road or the M1

Ossett Town Centre
0.5 miles with **Wakefield City Centre** being situated 4 miles to the east

Leeds City Centre
9 miles to the north





The site presents a rare opportunity to acquire a freehold industrial site totalling 5.20 acres, which includes 62,950 sq ft of industrial/warehouse accommodation.

The site is best described in three distinct parts:

Open Storage Let

The open storage compound (2.08 acres) is a predominantly level area with tarmac scalping surfacing and is enclosed by a full height palisade fence. The site is connected to power. Access is via two vehicular palisade manual double leaf gates which can be reached via Ashley Industrial estate.

Fern House Compound (0.3 acres) is a former car park of the Working Men's Club. It is fully fenced and gated. Access is directly off Wakefield Road.

Fern House (Vacant)

Fern House is a two storey and basement former working mens club premises with a first floor flat, of brick-built construction under a hipped and pitched slated roof. There is an adjoining single storey steel framed extension with brick clad under a pitched tiled roof and a single-storey steel framed and brick/ clad extension under flat felted roof.

The property has been vacant for a number of years and is dilapidated. There are two ad hoarding boards owned by Primesight Ltd, fronting Wakefield Road.

Industrial/ Warehouse

The accommodation is arranged as three adjoining industrial bays, each of functional steel portal frame construction beneath single skin asbestos cement sheet roofs incorporating roof lights. The fourth bay is of steel. The units are linked to a sprinkler system covering bays 1-3.

Bays 1-2 – Vacant (Yard partially let)

The property has a single storey office/ reception area providing cellular offices/ meeting rooms, with canteen and WC facilities to the front. To the rear there are two warehouse bays which has the following specification:

- > 1 ground level loading door on side elevation
- > LED lighting
- > 5.5m minimum eaves (4.6m to underside of haunch)
- > Two mezzanines
- > Secure concrete yard area off the side elevation
- > Cellular office accommodation with welfare
- > Gas supply

Bays 3 – Let

Bay 3 is an open plan warehouse with the following specification:

- > 1 ground level loading door
- > 5.5m minimum eaves (4.6m to underside of haunch)
- > High bay lighting
- > Solid concrete floor
- > Interconnecting access to Bay 4

Bays 4 – Let

The unit is of concrete frame construction, with a profile sheet roof, incorporating translucent roof lights and has the following specifications:

- > 1 ground level roller shutter
- > Concrete floor
- > Fluorescent tube lighting
- > 7.9m eaves
- > Ground Floor Offices



DESCRIPTION

FUTURE WORKSPACES

The properties provide the following Gross Internal Areas (GIA) :

Bay 1	Sq M	Sq Ft
Warehouse	1,424.3	15,331
Canteen	34.3	369
Workshop Offices	33.0	356
Ground Floor Offices	139.5	1,501
Boiler Room	62.5	673
Mezzanine 1 (above canteen)	34.3	369
Mezzanine 2	37.4	403
Total Excl. Mezz	1,693.6	18,230

Bay 2		
Warehouse	1,409.5	15,172
Workshop Offices	73.3	789
Ground Floor Offices	179.3	1,930
Mezzanine 1 (offices)	160.1	1,723
Mezzanine 2	73.3	789
Total Excl. Mezz 1&2	1,662.1	17,891

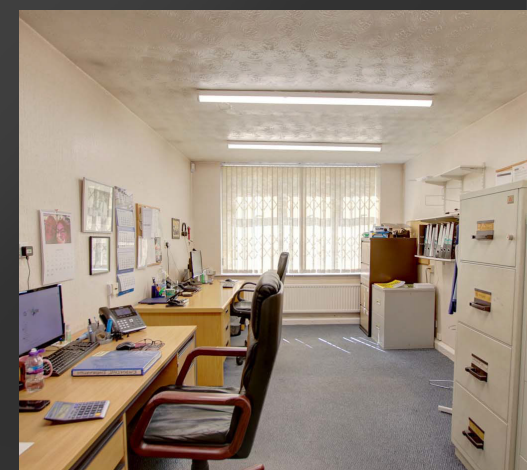
Bay 3		
Warehouse	1,502.4	16,172
Link Bay 3-4	17.5	188
Total	1,519.9	16,360

Bay 4		
Warehouse	893.4	9,616
Offices	79.3	854
Total	972.7	10,470

Grand Total	5,848.3	62,950
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Fern House	386.1	4,156
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The properties sit on a total site area of **5.20 acres** which is a total site coverage of which is a low site coverage of **27.8%**.



OCCUPANCY OVERVIEW

Tenancy Schedule

Area	Tenant *	Size (sq ft / acre)	Rent pa	Per sq ft / Acre	Term	Start	Expiry	WAULT EXP	LTA Act 1954	Comments
Bay 1&2	Vacant	36,120								
Bay 3	Occupied	16,798	£40,404	£2.41	2 years	1/12/2025	30/11/2027	1.39	Excluded	Rent net of VAT
Bay 4	Occupied	10,470	£25,008	£2.39 psf	2 years	1/12/2025	30/11/2027	1.39	Excluded	Rent net of VAT
Yard	Occupied	2.08	£85,000	£40,865.38	2 years	20/4/2026	16/4/2028	1.77	Excluded	Rent net of VAT. Mutual break on 1 months notice after the 1st anniversary
Fern House compound	Occupied	0.28	£6,000	£21,428.57	2 years	1/12/2025	30/11/2027	1.39	Excluded	Rent net of VAT
Yard	Occupied		£600		1 year	1/3/2026	28/2/2027	0.64	Excluded	Rent net of VAT
Yard	Occupied		£3,000		1 year	1/3/2026	28/2/2027	0.64	Excluded	Rent net of VAT
Ad-hoarding 1	Primesight Limited		£120			2/9/2011				
Ad-hoarding 2	Primesight Limited		£120			2/9/2011				
Fern House (Former WMC)	Vacant	4,156								
			£161,174					1.57		

* Tenant and lease information can be provided in due course. Please contact the agent.

FURTHER INFORMATION

EPC

The properties have the following Energy Performance Ratings:

Property	Rating
Bay 1-2	An EPC has been commissioned
Bay 3	Exempt
Bay 4	Band D (100)
Fern House	Exempt

Rateable Value

The properties have the following rateable values:

Property	Rateable Value (From 1 April 2026)
Bay 1-2	£186,000
Bay 3	£100,000
Bay 4	£63,000
Fern House (WMC)	£11,250
Ad-hoarding	£600
Fern House (Flat)	Council Tax £5,645

AML

The purchaser will need to satisfy both the vendor and Agent's Anti Money Laundering policies before heads of terms are agreed.

Terms

The property is available to purchase on a freehold basis. We are instructed to seek offers in the region of **£3,950,000** exclusive. Subject to contract.

Legal Costs

Each party will be responsible for their own legal costs incurred within the transaction.

VAT

VAT is applicable to Bay 4 only.

Tenure

Freehold.

Viewing

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