

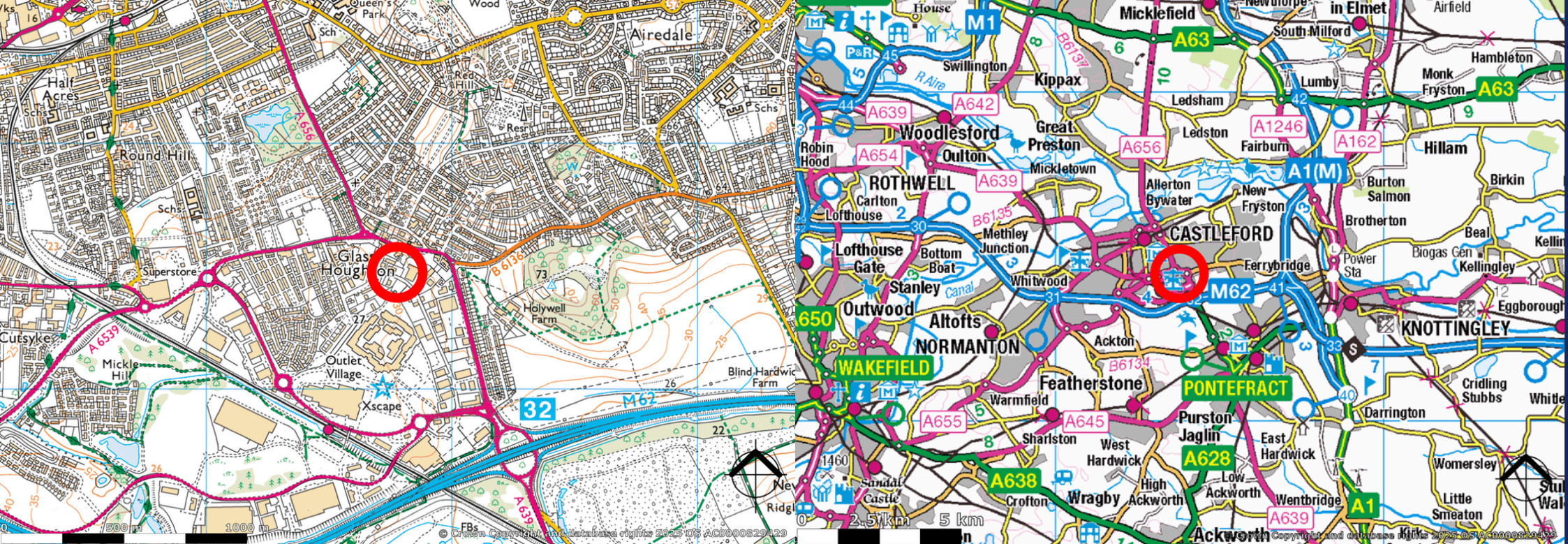


TO LET (MAY SELL) - HYBRID INDUSTRIAL UNIT WITH LARGE SECURE YARD
8,607 sq ft (799.64 sq m) on 0.399 acres (0.161 ha)

Rosedale House, Carrwood Road, Castleford, WF10 4SB



Sanderson
Weatherall

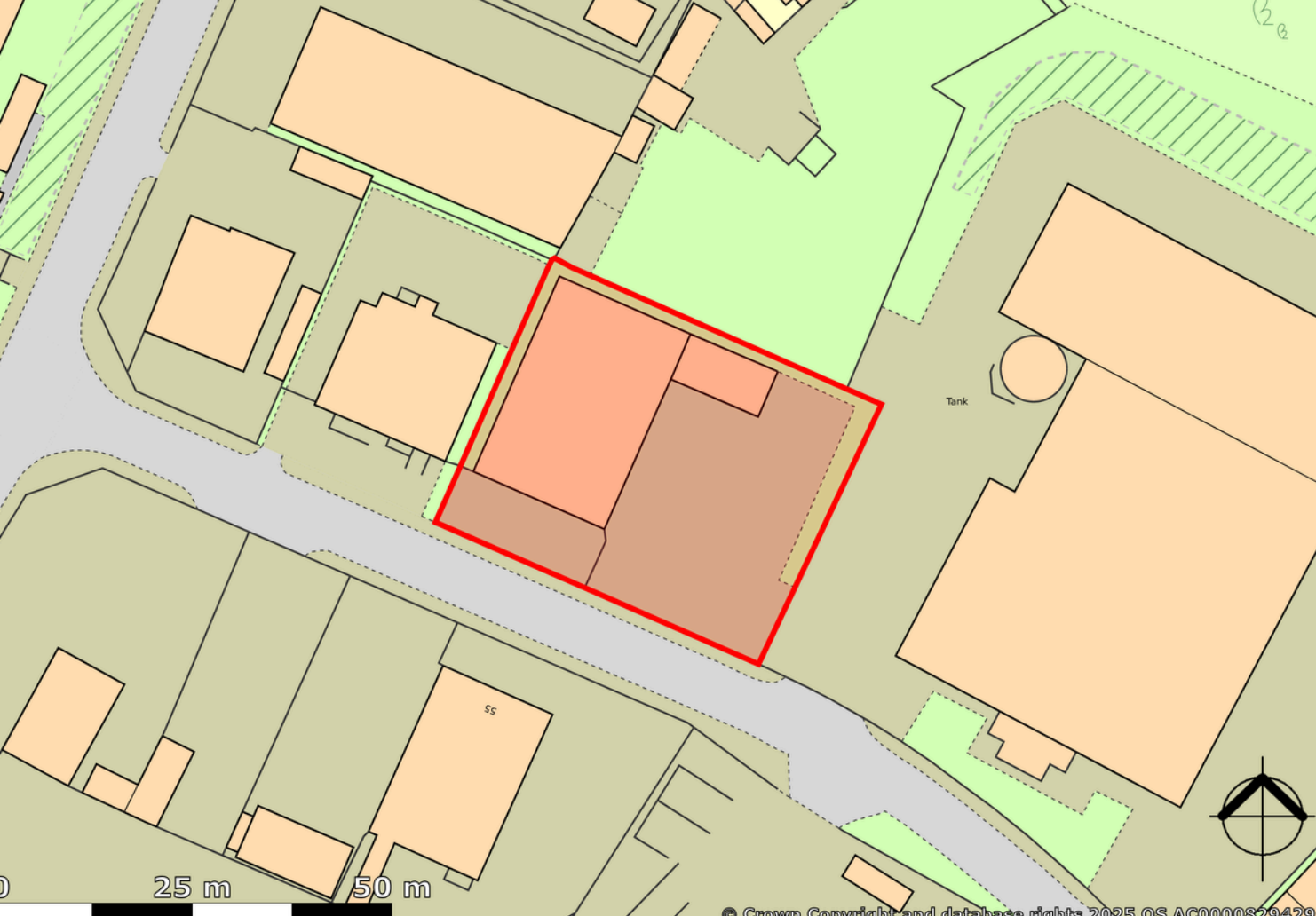


Location

The property is situated in an established industrial location on the north side of Carr Wood Road within the Glass Houghton area of Castleford. The property has excellent transport links, being less than 1 mile from J32 of the M62.

Castleford is within the jurisdiction of Wakefield, approximately 6.9 miles to the east of Wakefield, 10.5 miles to the south-east of Leeds, and 15.7 miles to the north-west of Doncaster. The area has good road communications, with the subject property being located approximately circa 0.7 miles metres to the north-west of J32 of the M62. The property is approximately 0.4 miles north of Glasshoughton railway station. Glasshoughton railway station connects to Wakefield with a travel time of approximately 53 minutes, Leeds with a travel time of approximately 1 hour 6 minutes, and Doncaster with a travel time of approximately 1 hour 22 minutes.

Description	Gross Internal Area	
	SQ M	SQ FT
GF Offices	186.52	2,008
GF Warehouse	187.23	2,015
GF Stores	90.36	973
GF Extension	58.65	631
FF Offices	186.52	2,008
Mezzanine	90.36	973
Total	799.64	8,607



Description

The subject property comprises a hybrid type industrial premises with a high proportion of office content and a large secure yard area. In addition, there is further parking for 7 vehicles to the front of the property.

Internally, the office space benefits from perimeter trunking, air conditioning, heating, LED lighting, and modern kitchenette and WC facilities.

The warehouse space has an eaves height of 4.9 metres and a Biomass Boiler. In addition, there is a single-storey extension which provides useful storage space or could be adapted to provide additional office space.

Rateable Value

Address	Description	Rateable Value
Rosedale House, Carr Wood Road, Castleford, West Yorkshire, WF10 4AB	Warehouse and Premises	£52,500





EPC Rating

The Energy Performance Certificate rating for this property is: B - 43.

Terms

The subject property is available by way of a new fully repairing and insuring lease for a term to be agreed.

Quoting Rent £65,000 per annum exclusive

Sale Price on Application

VAT & Costs

All quoting rents are exclusive of VAT. Each party is to be responsible for their own costs incurred in the transaction.

Anti Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings

For further information or to arrange a viewing, please contact the sole selling agents:

Jonathon White

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Jay Dhesi

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