

TO LET

Modern Light Industrial Units
742 - 1,081 sq ft

UNITS
AVAILABLE
FROM £950
PCM



Station Lane, Featherstone, WF7 6EQ



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Featherstone Trading Estate is a modern, light industrial development which has recently undergone an extensive refurbishment providing high quality space for local, regional and national occupiers. The property comprises a terrace of 8 units of steel portal frame construction with blockwork walls and clad elevations under an insulated roof incorporating roof lights. The units benefit from LED lighting throughout, electric roller shutter doors and also include brand new staff welfare facilities.



Each unit benefits from the following specification:



Extensively refurbished



Electric ground level loading door



5.0m minimum eaves



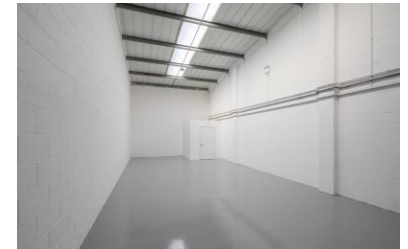
Brand new WC facilities



LED lighting



55KVA to each unit





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Featherstone Trading Estate is conveniently located off Station Lane on the northern side of Featherstone town centre, situated within 3.5 miles of Junction 32 of the M62. This in turn provides excellent access to the wider motorway network including the A1(M) 6 miles to the east, and M1 8.5 miles to the west. The property is also approximately a 2 minute walk from Featherstone train station providing direct access to Wakefield and Leeds in 15 & 30 minutes respectively.

Accommodation & Rent

The units provide the following gross internal areas:

Unit	Size (sq ft)	Unit	Size (sq ft)
Unit 1 - LET	742	Unit 5	868
Unit 2 - LET	862	Unit 6	878
Unit 3	868	Unit 7 - LET	878
Unit 4	868	Unit 8 - LET	1,081

Terms

The units are available by way of a new lease for a minimum term of 3 years. Service charge and buildings insurance will be payable in addition to the rent. VAT is applicable and all figures quoted are exclusive of VAT. Rent on application.

EPC

Each unit has an EPC rating of band B. A full copy of the EPC is available on request.

Rateable Value

The business rates will be assessed on completion of the refurbishment works.

workshops.ownership.saucepan



Viewing / Further Information

For further information or to arrange a viewing please contact any of the joint letting agents:

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