



Modern Industrial Unit with large yard

25,426 Sq Ft (2,362.4 Sq M)

Units 10 & 11 Data Drive,
South Kirkby,
Wakefield
WF9 3FD

Location:

South Kirkby Business Park has excellent access to neighboring towns Doncaster, Wakefield and Barnsley. A1(M) junctions 38 and 39 are within close proximity to the east, whilst M1 junctions 37 and 39 are approximately 10 miles to the east.

The location is well served for access to labour markets:

- South Kirkby immediately to the south.
- Barnsley 7 miles to the west.
- Doncaster 10 miles south east.
- Wakefield 9 miles north west.

Description:

The property provides a modern industrial unit of steel portal frame construction under a pitched roof incorporating translucent roof panels. Internally, the unit benefits from a solid concrete floor accessed via multiple electronically operated level roller shutter doors leading to the surrounding yards.

- Racking can remain or be removed.
- X4 level access doors.
- LED lighting throughout.
- Modern refurbished offices.
- EPC 'A' rated with roof mounted solar panels and EV charging.

Site:

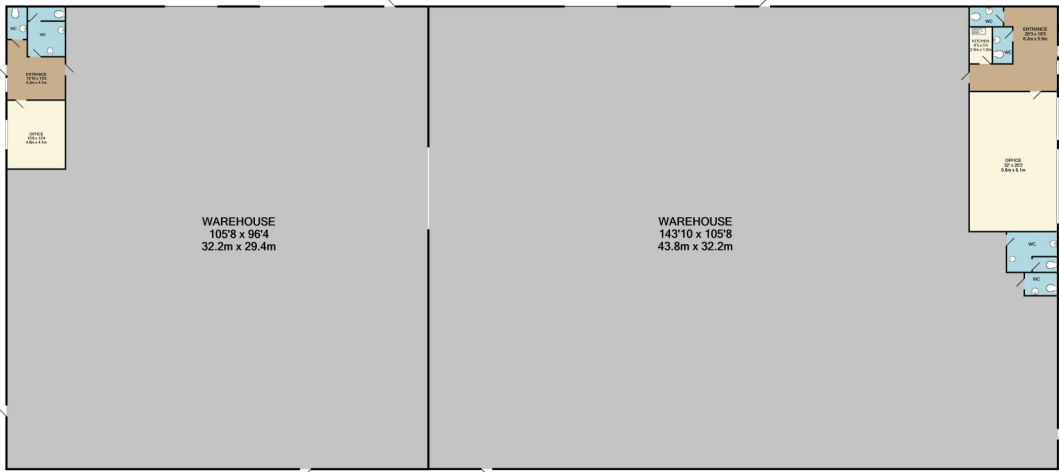
The property benefits from a large concrete yard with two access points from the main estate road. The site is bound by a secure paladin fence. The yard could be extended onto adjacent land if required (subject to terms).



Accommodation:

Description	Sq M	Sq Ft
Unit 10 Industrial	901	9,698
Unit 10 Office	51	549
Total	952	10,247
Unit 11 Industrial	1,307.1	14,070
Unit 11 Office	103.3	1,111
Total	1,410.4	15,181
Grand Total	2,362.4	25,428

Minimum eaves height: 7.5m throughout the warehouse.





Terms

Available on a new Fully Repairing and Insuring lease, terms available on request.

Legal fees

Each party is responsible for their own legal fees in connection with the transaction.

VAT

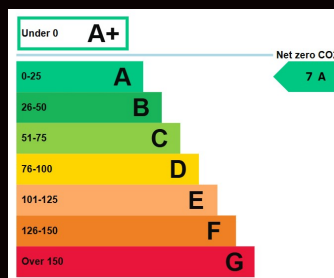
Rents quoted exclude VAT which may be in addition to the rent.

EPC

The property has an EPC rating of A.

Business Rates

The property has a total rateable value of £153,000.



Contact & further information

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