



Units 1 & 2, Pioneer Way, Castleford WF10 5QU

TO LET

Refurbished Self-Contained Office
Accommodation with Parking

4,022 - 9,043 Sq Ft
(374 - 840 Sq M)

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DESCRIPTION

Two refurbished detached buildings providing office accommodation over ground and first floors.

The property benefits from on-site parking for approximately 45 cars in a barrier-controlled car park.

The Normanton and Wakefield Europort Industrial Estate are located nearby, occupied by many large operators.

- ✓ **Carpeted concrete floors with floor boxes**
- ✓ **Perimeter trunking to part**
- ✓ **Suspended ceilings with inset LED lighting**
- ✓ **Air conditioning via ceiling-mounted cassettes**
- ✓ **Folding metal grilles to the ground floor windows**
- ✓ **Recently refurbished throughout**

LOCATION

Pioneer Court is strategically located on the eastern side of the A655 at its junction with Pioneer Way, just off Junction 31 of the M62 motorway, giving excellent access to the region's motorway network. The property lies adjacent to the Prince William Pub and Hotel Castleford by Accor, with other shops, pubs and amenities available nearby.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 1 - First Floor	2,025	188
Unit 1 - Ground Floor	1,997	186
Total NIA	4,022	374
Unit 2 - First Floor	2,537	236
Unit 2 - Ground Floor	2,485	231
Total NIA	5,022	467
Total	9,043	840

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

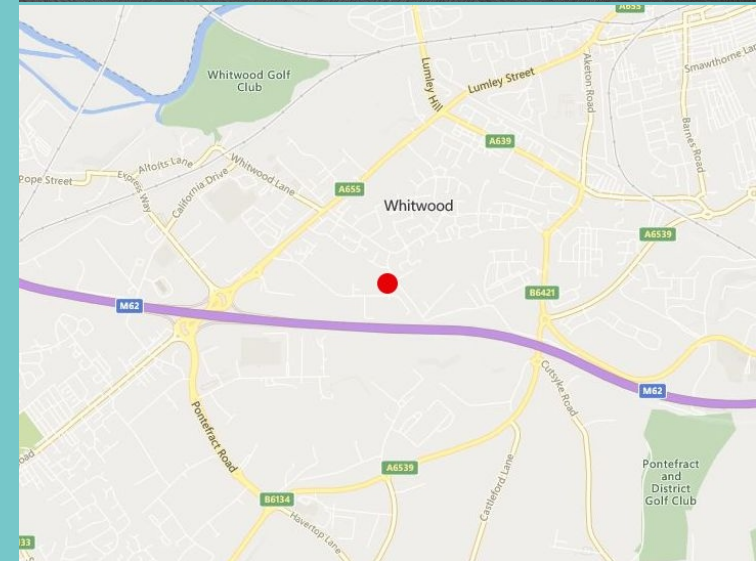
BUSINESS RATES

The rateable value of Unit 1 is £27,750 and Unit 2 is £34,250

TERMS

New Lease available on FRI terms.

EPC: Unit 1 - C (51) & Unit 2 - B (48)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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