



## Units 7 & 8 Tanshelf Industrial Estate

Colonels Walk, Pontefract, WF8 4PJ

### LIGHT INDUSTRIAL/WAREHOUSE UNITS

**1,155 to 2,320 sq ft**  
(107.30 to 215.54 sq m)

- Available individually or combined
- Undergoing refurbishment
- Strong road links
- Established industrial location



# Units 7 & 8 Tanshelf Industrial Estate, Colonels Walk, Pontefract, WF8 4PJ

## Summary

<b>Available Size</b>	1,155 to 2,320 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Unit 7 - £8,100 and Unit 8 - £8,300. This is not the rates payable, businesses may qualify for 100% rates relief.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (66)

## Description

Unit 7 - comprises an end terrace industrial unit of steel portal frame construction, with both brick/blockwork and clad elevations which sit under a pitched metal profile sheet roof incorporating translucent roof lights.

Unit 8 - comprises a detached industrial unit of steel portal frame construction, with brick/blockwork and clad elevations which sit under a pitched metal profile sheet roof incorporating translucent roof lights. Both units benefits from the following specification:

- Small office accommodation
- Single WC facility
- 3 phase electricity
- Solid concrete floor
- High bay fluorescent tube lighting to warehouse
- 4.7m eaves height
- Single manual ground level loading door

## Location

Tanshelf Industrial Estate is a well situated, established industrial estate located on Colonels Walk, just off Park Road (A639) and approximately one mile from Junction 32 of the M62.

## Accommodation

The accommodation comprises the following areas:

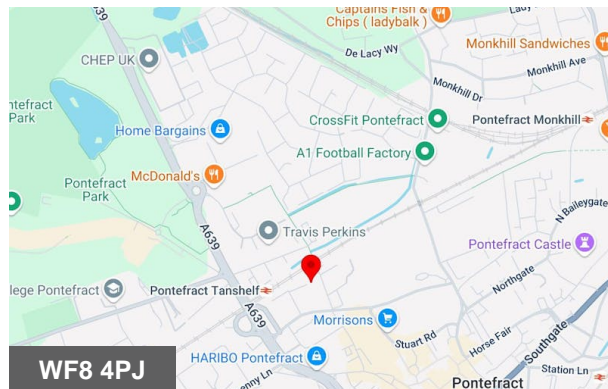
Name	sq ft	sq m	Availability
Unit - 7	1,155	107.30	Available
Unit - 8	1,165	108.23	Let
<b>Total</b>	<b>2,320</b>	<b>215.53</b>	

## Viewings

For further information or to arrange a viewing please contact Carter Towler.

## Terms

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



## Viewing & Further Information



**Hannah Brumpton**

07534 126 236

[hannahbrumpton@cartertowler.co.uk](mailto:hannahbrumpton@cartertowler.co.uk)



**Hazel Cooper**

0113 245 1447

[hazelcooper@cartertowler.co.uk](mailto:hazelcooper@cartertowler.co.uk)