



## Unit 4 Ashley Industrial Estate

Wakefield Road, Ossett, WF5 8JD

### Modern Industrial/Warehouse Unit

**2,463 sq ft**  
(228.82 sq m)

- Well known industrial estate
- Shared yard with parking
- 3 phase electricity
- 5.4m eaves



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## Summary

Available Size	2,463 sq ft
Rent	Rent on application
Rates Payable	£7,609.75 per annum
Rateable Value	£15,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

## Location

The unit forms part of the well-known Ashley Industrial Estate, Ossett just off Wakefield Road (B6129), approximately 3.7 miles west of Wakefield city centre and is within 1.3 miles of Junction 40 of the M1.

## Description

The property comprises a prominent, mid terrace warehouse/trade counter premises of steel portal frame construction with part blockwork/clad elevations with a single pitch, double skin insulated metal sheet roof incorporating translucent roof panels.

The warehouse benefits from loading to the front via an independent electric roller shutter door, a concrete floor, LED dome lighting, 5.4m eaves, and 3 phase power. Internally the property consists of an office at ground floor with a kitchen and a 3 x WC's.

There is also a mezzanine to the rear quarter of the unit which can remain in situ subject to prior agreement.

Externally the property benefits from generous parking and a common yard area.

## Accommodation

The accommodation comprises the following areas:

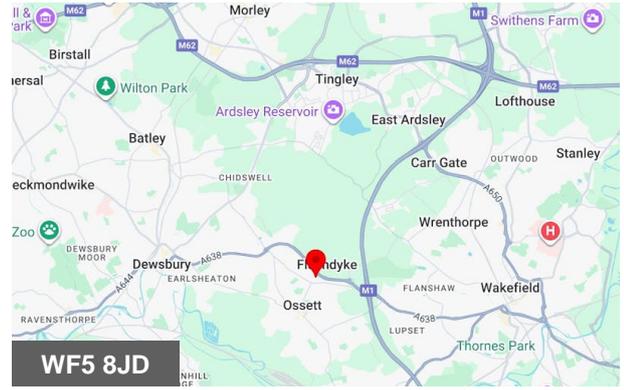
Name	sq ft	sq m	Availability
Unit - Warehouse	2,181	202.62	Available
Unit - office	282	26.20	Available
<b>Total</b>	<b>2,463</b>	<b>228.82</b>	

## Viewings

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

## Terms

The unit is available on a new full repairing and insuring basis, for a number of years to be agreed.



## Viewing & Further Information



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