



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**Upon the instructions of Wharfedale Finance Co**

**TO LET**

## **INDUSTRIAL/STORAGE UNITS ADJACENT A1**

**A1 FERRYBRIDGE BUSINESS PARK  
FISHERGATE, FERRYBRIDGE, WF11 8JR**

Last Remaining Unit 967m<sup>2</sup> (10,414 sq ft)



- Strategically located industrial estate adjacent A1 with good onsite circulation and parking
- Single storey open plan industrial/storage unit with shutters to front
- Secure site with large communal car park

**0113 2348999**

## Location

A1 Ferrybridge Business Park benefits from an extensive and highly prominent frontage to the B6138 Fishergate/Ferrybridge Road, which links the centre of Ferrybridge with the north/south A1, and is less than quarter of a mile to the west. Therefore the premises benefit from a strategic motorway location being within two miles of the intersection of the A1 with Junction 33 of the M62 (Pontefract) which allows convenient access throughout the region.

## Description

A1 Ferrybridge Business Park comprises a range of interconnecting and detached single storey industrial/warehouse units with the benefit of concrete floors and good external space. The Business Park includes recently refurbished starter units with ancillary facilities.



## Available Accommodation

Unit 14 Available 967.45m<sup>2</sup> (10,414 sq ft)

## Services

We are informed the site benefits from all mains services including substantial electricity and gas supply, along with CCTV, however no tests have been carried out on any of the services and therefore we are unable to comment as to their condition or capacity.

## Rating

We are verbally advised by Wakefield City Council individual units are assessed as follows:-

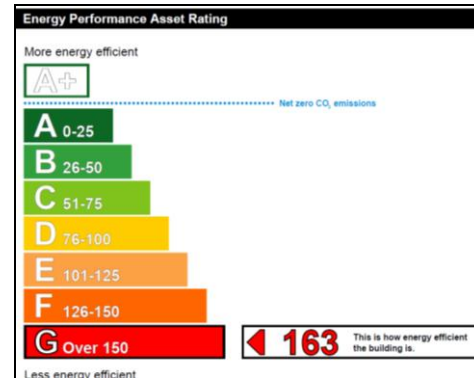
Unit 14 £29,000

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield City Council, Tel 01924 306090.

## Energy Performance Certificate

The EPC for Unit 14 is below. EPCs for all other units can be provided upon request.



## Lease Terms

Individual units are offered by way of new three year leases, or multiples thereof incorporating three yearly rent reviews, plus the site service charge.

## Rent

Unit 14 £31,000

All rents to be paid monthly or quarterly in advance by direct debit/standing order.

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs should a formal lease be required. However the landlord does have a standard in house tenancy agreement which can be utilised on smaller lettings and minimise legal costs.

## Viewing/Enquiry

Strictly through the joint agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Eddisons**  
Steven Jones or Jonny Cooper

Tel: 0113 2410940

Our Ref: 0020/A/M  
Updated July 2017

Subject to Contract



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[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.