



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

MODERN LIGHT INDUSTRIAL/WAREHOUSE

**4 INNOVATION SQUARE, GREEN LANE INDUSTRIAL
ESTATE, FEATHERSTONE, WF7 6NX**

377.94 m² (4,068 sq ft)

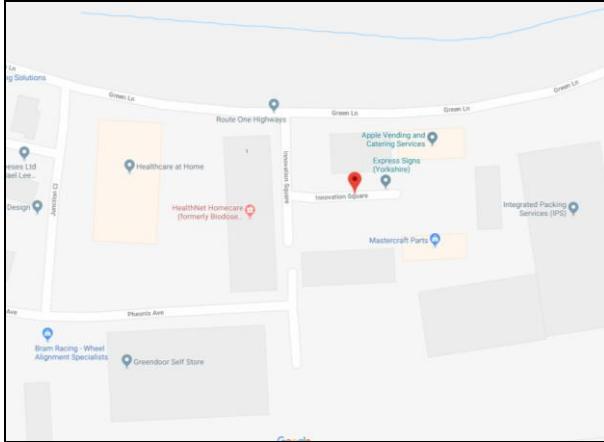


- Secure (gated) established light industrial estate
- Accessible location
- Reception/office and 5.70m eaves height

0113 2348999

Location

The premises form part of Innovation Square, a popular and self contained (gated) development within the established Green Lane Industrial Estate in Featherstone, approximately 3 miles to the south of junction 31 of the M62 motorway.



Description

Modern single storey steel portal framed light industrial/warehouse unit with a pitched double skin insulated metal decking roof incorporating translucent roof lights and clad in brick and concrete blockwork and metal decking. The concrete floor supports internal partitioning forming entrance, general office and WCs.



Gross Internal Floor Area **377.94m² (4,068 sq ft)**

Services

We are advised the property benefits from all mains services including gas, water, electricity and sewer drainage in addition to installations including lighting. No tests have been carried out on any of the services or installations and therefore we are unable to comment as to their condition or capacity.

Rateable Value

Through our enquires of the Valuation Office website the premises are assessed for business rates as follows:-

Warehouse & Premises RV £24,250

The National Uniform Business Rate for 2017/18 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants and purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield City Council Tel: 01924 302185.

Energy Performance Certificate

The property has an energy rating D89 (certificate reference number 0050-7969-0313-6130-2054).

Lease Terms

The premises are offered to let by way of a tenants full repairing and insuring lease, for a term to be agreed, incorporating regular upward only rent reviews.

Rent

£25,500 per annum exclusive, payable quarterly in advance.

Price

Offers are invited for the long leasehold interest.

VAT

All rents are prices are quoted exclusive of VAT (if applicable).

Legal Costs

Each party to be reasonable for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2353/A/S
Updated March 2018

Subject to Contract



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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.