



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Precious Holdings (Wakefield) Ltd

TO LET

**STRATEGICALLY LOCATED
SINGLE STOREY WAREHOUSE/
INDUSTRIAL UNIT**

**MILNER WAY, OSSETT, WAKEFIELD,
WEST YORKSHIRE, WF5 9JE**

5,998 m² (64,558 sq ft)



- Recently part refurbished single storey warehouse/industrial unit
- Strategically located less than one mile from Junction 40 M1 motorway and easily accessible to Junction 28 M62
- Secure site in a popular industrial location with onsite offices and **available November 2018**

0113 2348999

Location

The premises are located fronting Milner Way, on the popular Longlands Trading Estate, off Wakefield Road (B6129) leading to the A638 and Junction 40 M1 motorway (Wakefield).

The estate is within 0.5 miles of Ossett town centre, 1 mile to the west of the M1 motorway with nearby occupiers on the estate including Simpson Packaging, Zeina Foods and Kolorcraft.

Description

The premises comprise single storey six bay warehouse/industrial space which was partially refurbished in 2013. The steel portal framed construction, which benefits from eaves height of circa 7m, have been partially refurbished with the construction of internal blockwork and some elevations re-clad in metal decking.

Each bay benefits from its own roller shutter loading door access and to the front there is a significant external canopy. Adjacent the main warehouse is a brick built two storey office building under a flat roof offering office and ancillary space.



Externally the premises benefit from a surfaced yard area immediately to the front, adjacent Milner Way, providing onsite loading, turning and vehicle parking. The site is bounded by palisade fencing with gated access points to both the front and site boundaries.

Accommodation

Warehouse 5,685m² (61,189 sq ft)

The warehouse offers essentially open plan warehouse/industrial space with large roller shutter loading doors to the front (in each bay) and an additional loading door (at a lower level) within the side elevation.

External canopy 1,167m² (12,556 sq ft)

Two storey offices 313m² (3,369 sq ft)

Providing large training room/general office along with four private offices at first floor in addition to private offices, small kitchen, welfare facilities and toilets at ground floor level.

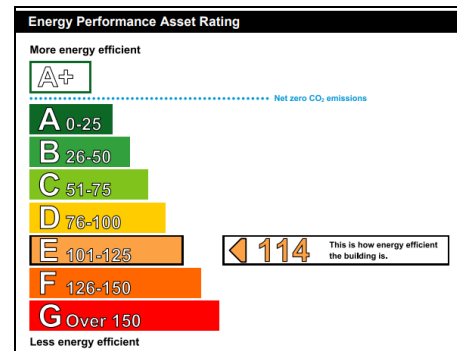
Gross Internal Floor Area 5,998m² (64,558 sq ft)
(excludes canopy)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity, including 3 phase along with lighting installations. However no tests have been carried out on any of the aforementioned

services and therefore we are unable to comment as to their condition or capacity.

Energy Performance Certificate



Rating

We are advised the premises are presently assessed at Rateable Value £198,000 with the National Uniform Business Rate for 2018/19 being 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised by Wakefield Council the premises are allocated within an employment zone on the existing UDP (soon to be superseded by the new Local Plan). Therefore the premises are suitable for both industrial and warehouse uses (subject to any requisite consents).

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council Tel: 0845 506506.

Lease Terms

The premises are made re-available for occupation from November 2018 on a new lease for a period of years to be agreed, incorporating regular rent reviews.

Rent

Upon application.

The rent to be paid quarterly in advance by direct debit/standing order.

VAT

The rent is quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the completing of the lease.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 1371/A/M
Updated June 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.