



Michael Steel & Co  
PROPERTY CONSULTANTS

Upon the instructions of Wharfedale Limited

**TO LET**

**PROMINENT OFFICES WITH  
PARKING ADJACENT A1**

**SUITES 4 & 5, A1 FERRYBRIDGE BUSINESS PARK,  
FISHERGATE, FERRYBRIDGE, WF11 8NA**

203 - 419m<sup>2</sup> (2,185 – 4,505 sq ft)



- Good quality office space
- Ample onsite car parking
- Strategically located on the A1 and near the intersection with the M62

**0113 2348999**

## Location

A1 Ferrybridge Business Park benefits from an extensive and highly prominent frontage to Fishergate/Ferrybridge Road (B6138) which links the centre of Ferrybridge with the north/south A1, 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 through the region.

## Description

The accommodation forms the ground and second floor of this highly prominent office building fronting Fishergate/Ferrybridge Road and is part of A1 Ferrybridge Business Park.

The offices are prominent on site and have large communal parking to the rear of the building.

## Accommodation

Suites 4 & 5 549.14m<sup>2</sup> (5,911 sq ft)

The property comprises of predominantly open plan office space to the first floor with WC's and kitchen facilities. The ground floor comprises a mix of private offices and open plan workspace with further WC's located close to the entrance.

The premises benefit from ample on site car parking to the rear of the property.

## Services

We are informed A1 Ferrybridge Business Park benefits from all main services and the suite from individual heating & lighting appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition and/or capacity.

## Rating

We are advised by Wakefield City Council that the suites are assessed for rates as follows:-

Suites 4 & 5 Office & premises RV £25,500

The National Uniform Business Rate for 2019/20 is 50.4p in the £, ignoring transitional phasing relief and allowances to small businesses. Businesses with assessments at or below £51,000 benefit from relief at 49.1p in the £.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield City Council, Tel: 01924 306 090.

## Energy Performance Certificate

An energy performance certificate (EPC) will be available upon request.

## Lease Terms

The property is offered by way of a new 3 year lease or multiples thereof with three yearly rent reviews plus the site service charge.

## Rent

Suites 4 & 5 £39,250 per annum exclusive

## Service Charge

The letting of the property is in conjunction with a service charge relating to the maintenance and upkeep of the property, its common parts and the provision of services. Further details upon application

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable costs. However, the landlord does have a standard in-house tenancy agreement which can be utilised and minimise legal costs.

## Viewing/Enquiries

Strictly by appointment only with the sole 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**  
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**Our Ref: 0020/A/M**  
**Updated July 2019**

**Subject to Contract**



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**0113 2348999**  
**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.