



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**BRAND NEW
INDUSTRIAL/STORAGE
UNITS**

**'PARAGON BUILDINGS', HOYLE MILL ROAD, KINSLEY,
PONTEFRACT, WEST YORKSHIRE, WF9 5BJ**

134m² - 441m² (1,443 sq ft – 4,751 sq ft)



- Terrace of brand new high quality industrial/warehouse units
- Suitable for a variety of industrial and storage uses (subject to planning) with central yard area
- Established and accessible industrial/commercial location

0113 2348999

Location

'Paragon Buildings' is located at the north western head and turning point of Hoyle Mill Road in Kinsley, off the main B6273 Wakefield Road, approximately 8 miles to the south east of Wakefield city centre and 6 miles to the south west of Pontefract. The premises are located in an established industrial land use adjacent to a railway line.

Description

'Paragon Buildings' comprises an 'L shaped' terrace of four brand new high quality warehouse/industrial units being clad in reconstituted stone and insulated metal decking under pitched insulated metal decking roofs incorporating Perspex roof lights. The property benefits from eaves height of approximately 5.6m and a door height of 4m.



Externally 'Paragon Buildings' benefits from a large surfaced yard area providing onsite turning/loading provisions and car parking.

Accommodation

Unit 1	134.1m ² (1,443 sq ft)
Unit 2	Let by C&J Antich & Son
Unit 3	152.43m ² (1,641 sq ft)
Unit 4	154.86m ² (1,667 sq ft)

Gross Internal Floor Area 134-441m² (1,443-4,751 sq ft)

Services

We are advised mains water, sewer drainage and electricity are connected to the property in addition to individual 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 or capacity.

Non Domestic Rating

The units will need to be assessed upon occupation.

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised 'Paragon Buildings' benefit from consent for B1, B2 and/or B8 uses.

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

EPC

Upon completion of the units an EPC will be arranged and available upon request.

Site Service Charge

Ingoing tenants to contribute towards the site service charge on a floor area/pro rata basis including towards maintenance and upkeep of common areas, common services (if provided), management/administration, etc).

Lease Terms

The units are made available by way of a new lease for a period of years to be agreed.

Rent

Unit 1	£170 per week
Unit 2	Let
Unit 3	£190 per week
Unit 4	£195 per week

VAT

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

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2697/A/M
Updated January 2019

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.