



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Precious Holdings (Wakefield) Ltd

TO LET

GOOD QUALITY SINGLE STOREY INDUSTRIAL/WAREHOUSE UNIT

**UNIT 50c LIDGATE CRESCENT,
LANGTHWAITE GRANGE INDUSTRIAL ESTATE,
SOUTH KIRKBY, WEST YORKSHIRE, WF9 3NR**

799m² (8,600 sq ft)



- Single storey warehouse/industrial unit suitable for a variety of industrial uses (STP)
- Situated on Langthwaite Grange Industrial Estate accessible to junction 38 of A1(M)
- Benefitting from internally built offices and yard area to the front for loading/parking

****Available Summer 2021****

0113 2348999

Location

The premises are situated on Lidgate Crescent, forming part of the popular Langthwaite Grange Industrial Estate in South Kirkby. The premises are located approximately 10 miles from Barnsley, 13 miles from Wakefield and 11 miles from Doncaster.

As well as benefitting from reasonable access to the local road network, the premises are situated approximately 6 miles from the A1(M) junction 38 providing good regional links.

Description

The premises comprise the end unit within a modern single storey brick and blockwork built industrial/warehouse terrace being partially clad in metal decking under a pitched clad roof incorporating Perspex roof lights. The premises benefit from a solid concrete ground floor in addition to both ground and first floor office and ancillary accommodation.

Externally Units 50a-c are situated on a self contained site with shared loading/parking serving all 3 occupiers.

Accommodation

Unit 50a

Ground floor warehouse & office 716.89m² (7,717 sq ft)

First floor office 82.03m² (883 sq ft)

The workshop/warehouse benefits from two loading doors, sodium lighting along with craneage up to (10,000 kg).

The premises benefit from a two storey office and ancillary block which includes a series of offices at first floor, with reception office, toilets, storeroom and canteen at ground floor (served by way of a central heating installation with boiler).

Gross Internal Floor Area 799m² (8,600 sq ft)

Services

We are advised Unit 50c Lidgate Crescent benefits from all mains services including three phase electricity, gas, water and sewer drainage along with independent lighting and heating (including gas fired boiler and craneage). 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.

Rating

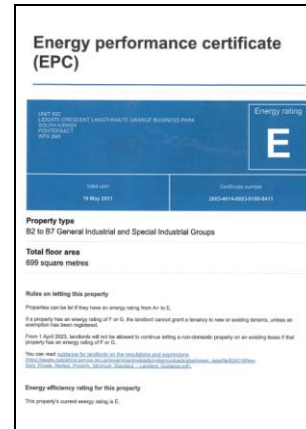
We are advised by the VOA website the premises are assessed at rateable value:-

Workshop & Premises RV £35,250

The National Uniform Business Rate for 2021/22 is 49.9p 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.

EPC



Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews, plus the site service charge. The site service charge relates to maintenance and upkeep of common areas including the yard/car parking area.

Rent

Upon application.

The rent is payable 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 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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ben@michaelsteel.co.uk

Our Ref: 0070/A/M
April 2021

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.