



**Michael Steel & Co**  
PROPERTY CONSULTANTS

Upon the instructions of Wharfedale Property

**TO LET**

## **PROMINENT SECOND FLOOR OFFICE SUITE WITH PARKING ADJACENT A1**

**SUITE 3 FERRYBRIDGE BUSINESS PARK, FISHERGATE,  
FERRYBRIDGE, WEST YORKSHIRE, WF11 8JR**

**222m<sup>2</sup> (2,391 sq. ft)**



- Good quality refurbished office suite with ample onsite parking
- Established business park strategically located just off A1 near intersection with M62
- Situated on self contained site and immediately available for occupation

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For Enquiries call  
**0113 234 8999**



## Location

Ferrybridge Business Park benefits from an extensive and highly prominent frontage to the B6138 Fishergate/Ferrybridge Road which links the centre of Ferrybridge with the north/south A1, less than quarter of a mile to the west. The premises benefit from a strategic motorway location being within 2 miles of the intersection of the A1 with Junction 33 of the M62 (Pontefract) which provides good access across the region.

## Description

Suite 3 Ferrybridge Business Park comprises a second floor mainly open plan self contained office suite, with internal partitioning to provide some private offices. In addition there is a large boardroom positioned within the suite and the suite benefits from suspended ceilings with inset LED lighting and separate ladies and gents toilet facilities along with a fitted kitchen/canteen area.



Externally Ferrybridge Business Park benefits from 24/7 access, extensive yards and parking areas, remotely monitored CCTV and automated gates to provide tenants with good onsite security.

## Accommodation

**Suite 3** 222.13m<sup>2</sup> (2,391 sq. ft)

**Gross Internal Floor Area** 222.13m<sup>2</sup> (2,391 sq. ft)

## Services

We are advised Ferrybridge Business Park benefits from water, sewer drainage and electricity along with individual appliances including lighting to suites/units. 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 the subject premises are assessed at RV:-

**Office & Premises** RV £8,500

The National Uniform Business Rate for 2025/26 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: 0345 8506506.

## Energy Performance Certificate

The property has an EPC rating of C (67).

## Lease Terms

Suite 3 Ferrybridge Business Park is offered by way of a full repairing and insuring lease, plus the site service charge on terms to be agreed.

## Rent

£17,000 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

## Service Charge

The site service charge relates to maintenance and upkeep of common parts and the provision of services.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

In the event of any legal costs being incurred these are to be the responsibility of the ingoing tenant. The landlord has an in house tenancy agreement which can be utilised to minimise legal costs incurred in the transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

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**Our Ref: 0020/A/M**  
Updated January 2026

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.