

# TO LET



**KIRKHAW LANE, FERRYBRIDGE,  
KNOTTINGLEY, WEST YORKSHIRE, WF11 8RD**

- Open Storage Land of 0.9 Acres
- Concrete Surfaced & Secure
- Excellent Location in Ferrybridge Area
- Easy Access to M62 and A1(M)
- 1,800 Sq Ft Workshop Unit on Site

## Location

The site is situated in an established industrial area in Ferrybridge. This prime location is conveniently close to major road networks, including the M62 and A1(M), which contribute to its significance as a transport hub. The site benefits from excellent access to the motorway network. The A1/M62 are approximately 1.5 miles from the site.

It is possible to reach 76% of the population of Great Britain by HGV from the site in a 4.5 hour drive time.

Significant warehouse developments are taking place adjacent to the site on the former power station land.

## Description

Concrete surfaced and secure open storage land, with electricity and water connected on site. There is also a useful industrial/workshop unit on site.

The site is secure, fully fenced, equipped with CCTV surveillance, and offers 24/7 access.

The unit includes the following specifications:

- Eaves of 3.75m
- Apex of 5m
- 3 electric roller shutter doors
- CCTV surveillance
- 3 phase power supply
- Yard space of 0.9 Acres

## Accommodation

Total GIA: 167.22 Sq M (1,800 Sq Ft)

Site area: 0.9 Acres

## Asking Rent

The asking rent is £60,000 per annum exclusive.

## Business Rates

The site is yet to be split.

## EPC

Rating: TBC

## Services

Mains services including 3-phase power supply are connected.

## Anti Money Laundering

Tenants will have to supply information to comply with Anti Money Laundering regulations.

## VAT

VAT is applicable to the rent.

## Viewings

By appointment with the agents below:

Ben Flint

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