

YARD / OPEN STORAGE LAND
1.475 ACRES

SIMPSONS LANE • KNOTTINGLEY • WF11 0HS

TO LET.



- Open Storage Yard 1.475 Acres
- Services Connected on Site
- Easy Access to M62 Motorway & A1 (M)

- Suit Various Uses
- Mainly Tarmac Surfaced
- Office & Workshop on Site





LOCATION

The site is located on Simpson Lane which via Warren Ave links into Pontefract Road, connecting the site to the A162 and the M62 and A1 (M) which are within a 2 minute drive.

The site is well located to take advantage of the regions motorway network with the M62 and A1 within 2 miles (7 mins) drive.



SAT NAV: WF11 OHS



LOTS.SCENES.BUMPY

DESCRIPTION

A open storage / yard with the following specification:

- Security fencing and large gated access
- Tarmac surfaced
- Workshop circa 1,500 sq ft and office circa 500 sq ft
- Services connected
- Regular shape
- Secure location

AREA

1.475 acres

TERMS

Available on terms to be agreed.

Please contact the agent.

RENT

Asking rent is £65,000 per annum exclusive

BUSINESS RATES

Rateable value to be confirmed.
Please contact the VOA.

VAT

Rent is quoted exclusive but may be subject to VAT.

SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

AML

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

EPC

Rating: TBC



VIEWINGS

By appointment with the Sole Agents below:

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