

INDUSTRIAL UNIT & LARGE YARD

TO LET.

UNIT 3 FLASS LANE • CUTSYKE JUNCTION •
CASTLEFORD • WF10 5JW



- 4,776 Sq Ft + 1,097 Sq Ft Mezz
- Quality Workshop & Yard
- Easy Access to M62 Motorway & A1 (M)

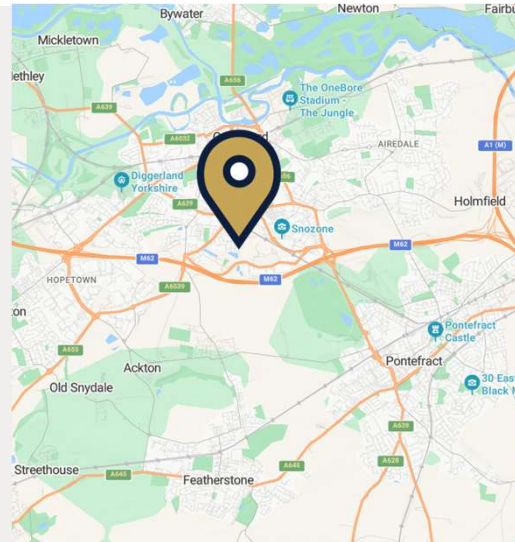
- Set Within Secure, Gated Compound
- Concreted Yard
- 5T Gantry Crane in Situ





LOCATION

The site is situated on Flass Lane, Cutsyke Junction within Castleford, which is well located to take advantage of the excellent road connections to the M62 with J31 and J32 within 2 miles of the site. As such the site is close by to the Xscape retail and leisure complex.



SAT NAV: WF10 5JW



MODEL.NETS.PUSHES

DESCRIPTION

A industrial / workshop unit with a large concrete yard area

- Security fencing & two large double gates
- Concrete surfaced yard
- Internal offices, w/c and kitchen facilities & useful mezzanine area
- 5t gantry crane
- Suit various uses
- Site area of 0.51 acres

ACCOMODATION

GIA: 4,776 Sq Ft + 1,097 Sq Ft Mezz

Sitting on 0.51 acres.

TERMS

Available to rent on terms to be agreed however a minimum term of 5 years is envisaged.



RENT

Asking rent is £52,000 per annum exclusive

BUSINESS RATES

Rateable value £22,000. Please note this is not the rates payable.

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:

Ben Flint

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