

# INDUSTRIAL UNIT TO LET



## UNIT 8, STERLING INDUSTRIAL ESTATE CASTLEFORD, WF10 4PS

- 2,022 sq ft (187.84 sq m)
- Includes office space
- Popular industrial estate
- 3 phase electricity
- Ample on site car parking
- Excellent location close to the M62
- On site CCTV



## DESCRIPTION

The property is a well presented modern workshop/warehouse unit which offers good quality accommodation with an open plan workshop, first floor offices, store and Wc.

The property has the benefit of 3 phase electricity, mains gas, roller shutter access and ample on site car parking.

Roller shutter door- 12ft wide x 16ft height

The unit is suitable for a variety of uses such as light engineering, manufacture and would be an ideal location for trade counter users \*subject to receiving necessary planning consents.

## LOCATION

The property is situated within the well established Sterling Industrial Park on Carrwood Road in Castleford. This location is less than half a mile from Junction 32 of the M62 motorway and adjacent to the Junction 32 Shopping Village and the Xscape Centre. The area has a variety of other users nearby including Timpsons Dry Cleaners, Specialist Tooling Technologies, Dynorod and the Junction 32 Shopping Village has over 90 stores.



## ACCOMODATION

Ground Floor

Warehouse/Workshop: Gross Internal—2022 sq ft

Includes:-

First Floor Offices:

Wc and Store

## RENTAL

£16,000 per annum plus VAT

## LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be agreed.

## SERVICE CHARGE

A service charge is applicable which currently stands at £56.16 per month plus VAT. This includes on site CCTV.

## RATES

We understand from the VOA website that the property has a rateable value of £15,750. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

## LEGAL COSTS

Each party is responsible for their own legal costs.

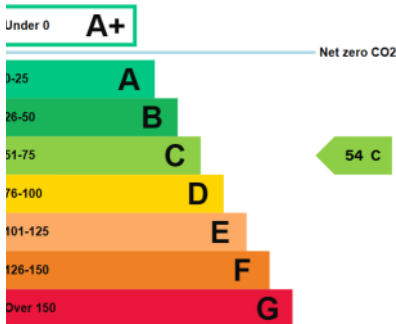
## VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

his property's current energy rating is C.



properties get a rating from A+ (best) to G (worst) and a score.

the better the rating and score, the lower your property's carbon emissions are likely to be.

### GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated November 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.