

# SURFACED, SECURE YARD TO LET

**Vickers**  
carnley



Yard 2, Old Great North Road, Ferrybridge, WF11 8PH



- Approx 0.6 acres
- Fully fenced,
- Level, surfaced site
- Excellent location close to the M62 motorway and the A1(M)
- Mains services
- Easy access

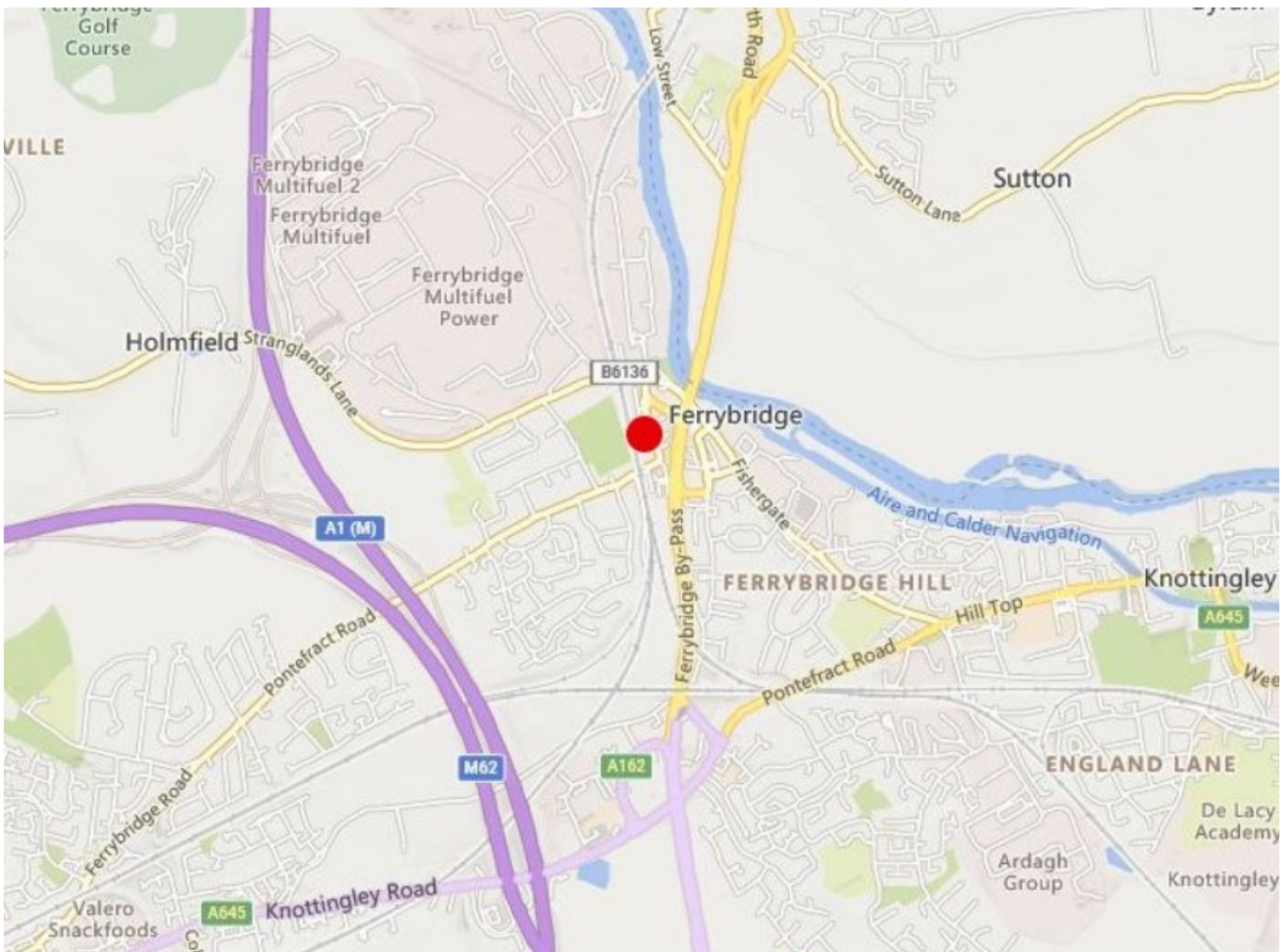


## DESCRIPTITON

A rare opportunity has arisen to let this substantial, secure, level site ideal for a number of uses. The land benefits from being fully fenced and includes electricity, water, drainage and telecoms.

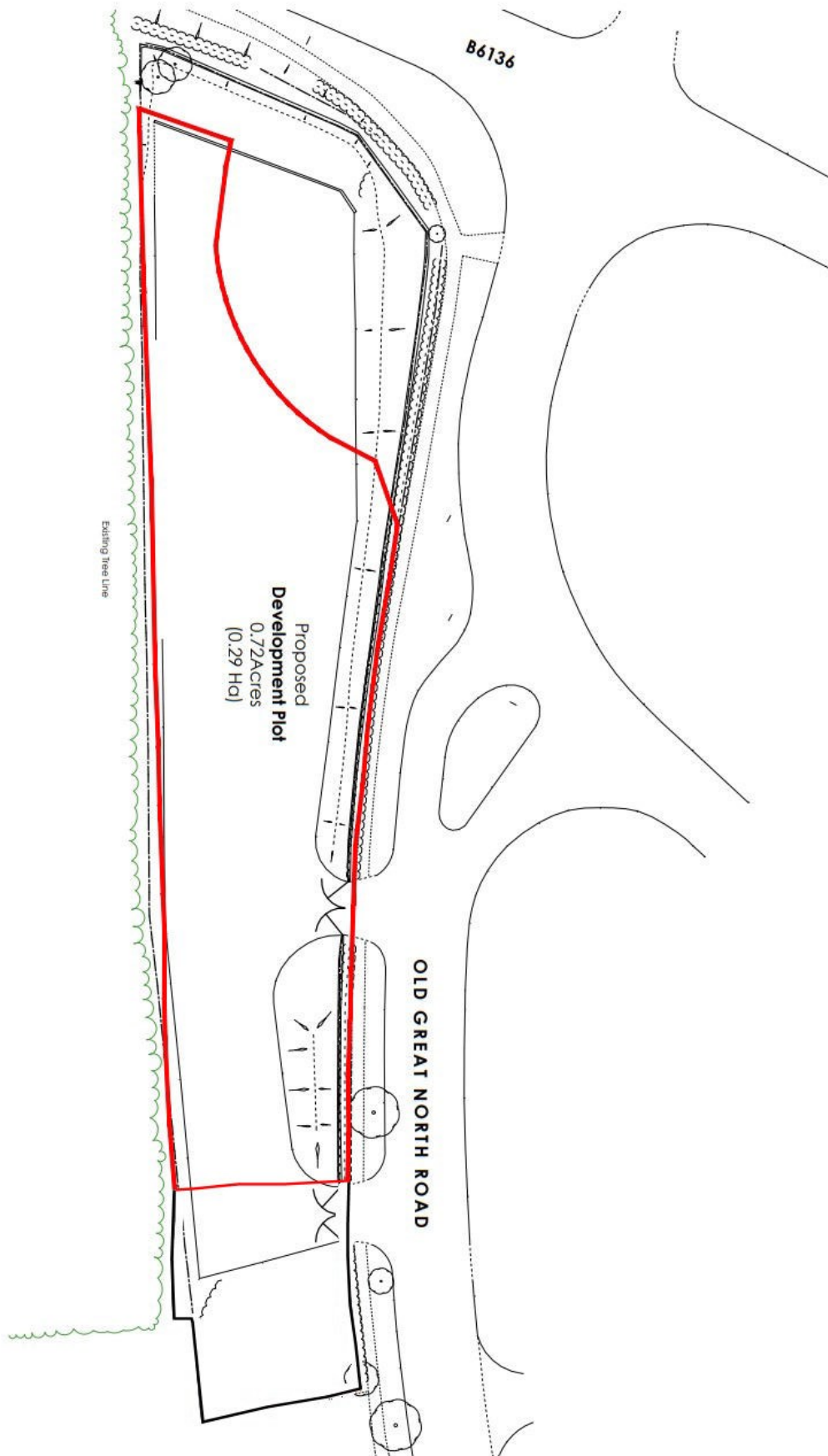
## LOCATION

The site is conveniently located on Old Great North Road providing easy access to both the A1(M) and the M62 motorway. Ferrybridge is a well established industrial and residential area and is popular due to its close proximity to Leeds (30 minutes) , Wakefield (30 minutes) and York (35 minutes).



## ACCOMMODATION

Site Area– approximately 0.6 acres



## SUMMARY

<b>RENT</b>	£40,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	To be confirmed
<b>SMALL BUSINESS RATES RELIEF</b>	For more information please contact the local authority on 01977 727121.
<b>VAT</b>	To be confirmed
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	Not applicable


## VIEWINGS & FURTHER ENQUIRIES



**Lee Carnley**  
01924 291500  
lee.carnley@vickerscarnley.co.uk



**Isobel Smith**  
01924 291500  
isobel.smith@vickerscarnley.co.uk



**Max Vause**  
0113 245 1447  
maxvause@cartertowler.co.uk

## 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 of 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 prepared August 2024 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.