

WORKSHOP/WAREHOUSE TO LET



Warnford Avenue, Ossett, Wakefield, WF5 9NJ

- 3,600 sq ft (330 sq m)
- 3 Phase electricity
- Mezzanine floor
- Visible location
- Flexible space

DESCRIPTION

This is a rectangular workshop with roller shutter door access and limited forecourt car parking. Internally the premises have been divided into various areas but does include a reception office and Wc facilities. The landlord would be very happy for the premises to be reconfigured to suit an occupiers specific requirements. The property also benefits from having a mezzanine area.

LOCATION

The property occupies a very viable convenient trading position on Warnford Avenue close to it's junction with Warnford Road and is less than 2 miles from Junction 40 of the M1 motorway. Ossett town centre is just a short drive away.



ACCOMMODATION

Workshop - 60ft x 60ft = 3,600sq ft.

Includes Wc facilities.

SUMMARY

RENTAL	£30,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	Awaiting assessment.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment.

VIEWINGS & FURTHER ENQUIRIES



Lee Carnley

01924 291500

lee.carnley@vickerscarnley.co.uk



Isobel Smith

01924 291500

isobel.smith@vickerscarnley.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 updated September 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.