

# MODERN INDIVIDUAL OFFICE SUITES TO LET



## The Premium Inn, Altofts Lane, Castleford, WF10 5PZ



- From 155 sq ft
- Ample on site car parking
- Shared kitchen and Wc facilities
- Flexible Terms
- Immediate occupation

DESCRIPTION

If style and functionality matter along with having a need for convenient car parking then this office building would make an ideal location for any business user. The premises are offered on flexible terms with offices varying in sizes. The suites benefit from high speed internet in each unit.

2 x Ethernet patch cable access. The property is situated just off junction 31 of the M62 motorway making it ideal for any commuter.

LOCATION

The property is well located just off junction 31 of the M62 motorway and is situated in the mixed residential and commercial setting with Castleford and Normanton town centres just a short drive.

ACCOMODATION

SUITE	SIZE	SERVICE CHARGE CONTRIBUTION (PA)	ELECTRICITY (PA)	Insurance (PA)	RENTAL PER MONTH
1	168 sq ft	£563	£350		£205 + VAT
2	172 sq ft	£576	£358		£400 Inc VAT
3a	194 sq ft	£650	£404		LET
3b	290 sq ft	£971	£604		LET
4	172 sq ft	£576	£358		LET
5	462 sq ft	£1,547	£962		LET
6	484 sq ft	£1,621	£1,008		LET
7	333 sq ft	£1,115	£694		LET
8	236 sq ft	£780	£480	£516	£352 + VAT
9	215 sq ft	£720	£448		LET
10	155 sq ft	£519	£323		£300 + VAT
Total area =					
1,699 sq ft					

## SERVICE RENTAL

A service charge is applicable for each suite. Further details upon request.

The service charge includes electricity of common parts and cooling, water, cleaning of common parts, repairs and maintenance, refuse collection, weekly testing, fire system servicing, management & consumables.

## VAT

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





## RATES

The property is awaiting to be assessed.

## SMALL BUSINESS RATE RELIEF

Subject to eligibility, businesses occupying a property with a rateable value of £12000 and below will receive 100% relief, between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

## VIEWING

By prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist.

Tel: 01924 291500.

## EPC

This property is currently awaiting an EPC assessment.

## 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 July 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.