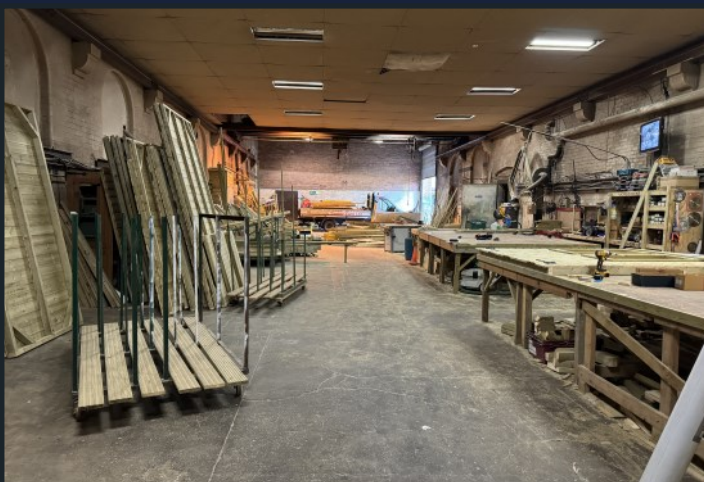


FREEHOLD INDUSTRIAL PREMISES FOR SALE



Former Power House, Ackton Hall Enterprise Park,
Off Station Lane, Featherstone, WF7 6ER



- 5,238 sq ft (486.61)
- Gated secure site
- Excellent yard space
- Three phase electricity
- Rear roller shutter door access
- Convenient for M62 motorway

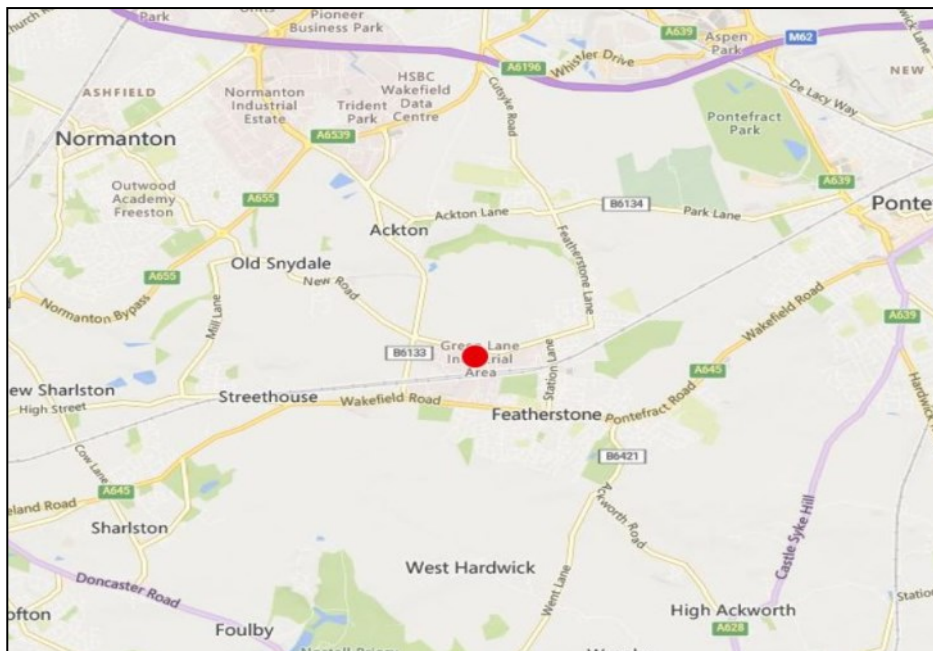
DESCRIPTION

This is a substantial brick built commercial workshop which was probably built for the coal board. In more recent times, the premises have been re-roofed. The workshop is rectangular in shape with additional stores and offices off. The main access is via a roller shutter door is located to the rear of the premises.

The secure external yard is ideal for external storage or car parking. A modern self contained office facility is also included within the sale price.

LOCATION

Situated to the rear of Ackton Hall Business Park just off Station Lane. This is therefore a convenient location not only for Featherstone town centre but for the M62 motorway.



ACCOMMODATION

Warehouse - 109ft x 35ft = 3,815 sq ft

Front store - 15ft x 12ft = 180 sq ft

Rear timber store - 26ft 8in x 21ft 4in = 568 sq ft

Compressor room - 20ft 6in x 14ft = 287 sq ft

Total = 4,850 sq ft Plus Wc facilities

Former office area (Now unused)

Reception - 13ft 6in x 9ft 9in = 131 sq ft

Middle office - 9ft 9in = 88 sq ft

Staff area = 15ft 2in x 8ft 5in = 128 sq ft

Kitchen - 9ft 8in x 4ft 3in = 41 sq ft

Total = 388 sq ft

Total area = 5,238 sq ft Plus external timber office



SUMMARY

| | |
|------------------------------------|--|
| SIZE | 5,238 sq ft |
| SALE PRICE | £350,000 |
| RATEABLE VALUE | Ground floor workshop - £13,750 The office - £7,800 |
| SMALL BUSINESS RATES RELIEF | Applicable. For more information please contact the local authority on 01977 727121. |
| VAT | Not applicable. |
| LEGAL FEES | Each party is responsible for their own legal costs. |
| EPC | E-125 |

VIEWINGS & FURTHER ENQUIRIES



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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 created December 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.