

WAREHOUSE/WORKSHOP WITH OFFICES FREEHOLD FOR SALE/MAY LET



Unit 21a, Hoyle Mill Road, Kinsley, Pontefract, WF9 5JB



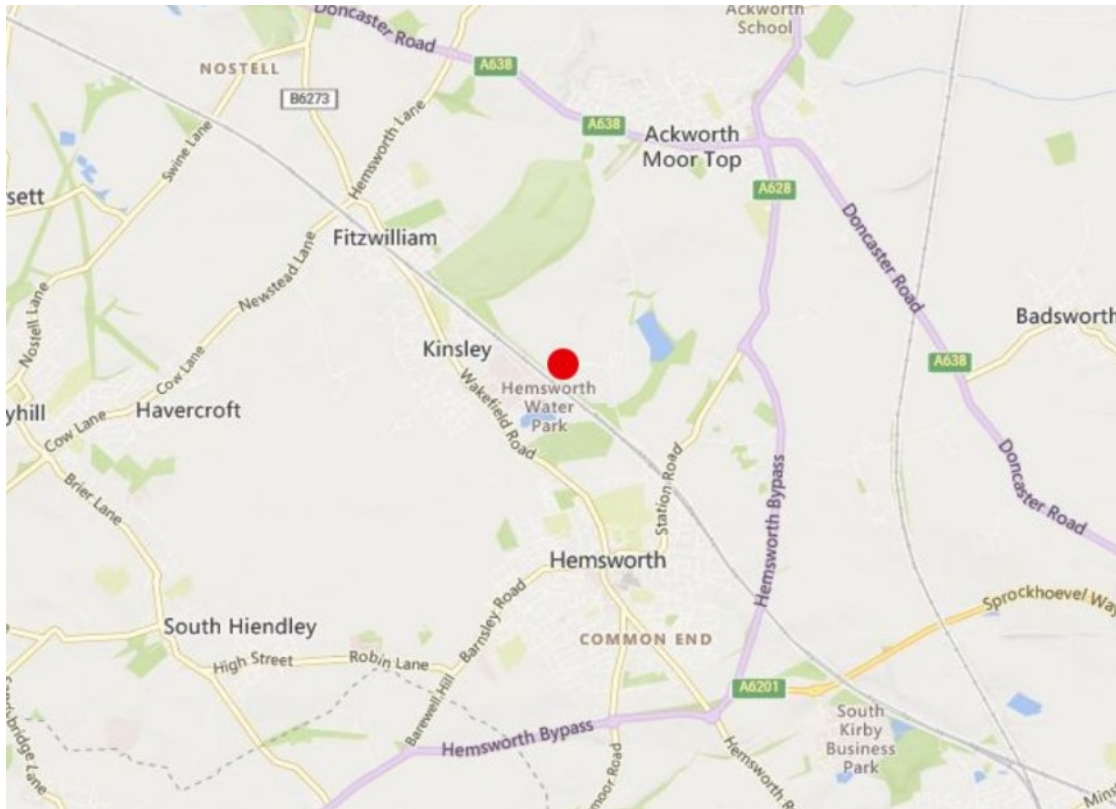
- 7,640 sq ft (710 sq m)
- Rectangular warehouse
- Roller shutter door
- Self contained offices
- Kitchen and Wc facilities
- Secure yard area

DESCRIPTION

This is a very functional warehouse/workshop property with an attached office property. The premises are accessed via a roller shutter door but also benefit from a separate 'personal' door into the offices. A small gated secure yard is situated to the front of the premises.

LOCATION

The property is situated on the Kinsley Industrial Estate which is convenient for both Pontefract and Wakefield, as well as the surrounding motorway network.



ACCOMMODATION

Warehouse - 80ft x 79ft = 6,320 sq ft

Offices

GF

General office - 397 sq ft

Lab/store - 288 sq ft

FF

Private office - 183 sq ft

Rear office - 354 sq ft

Kitchen - 98 sq ft

Total net internal area = 7,640 sq ft

SUMMARY

SIZE	7,640 sq ft (710 sq m)
SALE PRICE	£550,000
RENT	£45,000
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£38,500
SMALL BUSINESS RATES RELIEF	Not applicable. For more information please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assesment.

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 February 2025 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.