

# WAREHOUSE/WORKSHOP TO LET



## Unit 8, Clifton Forge Industrial Estate, Knottingley, WF11 8JB



- 1,121 Sq Ft (104.14 Sq M)
- £9,000 per annum
- Open plan
- Roller shutter access
- Forecourt car parking
- Convenient location
- Wc facilities

## DESCRIPTION

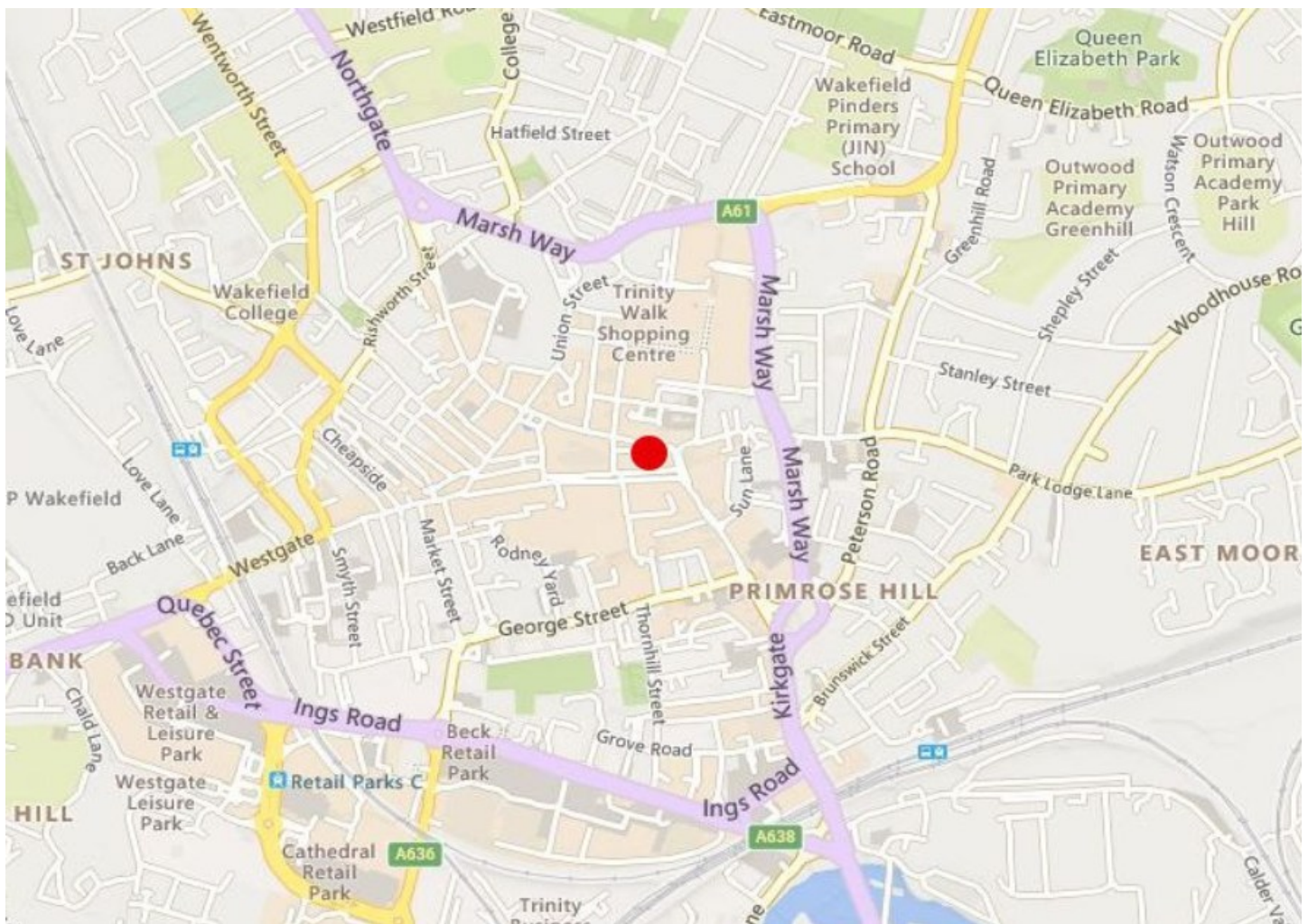
This is a rectangular open plan warehouse unit which would prove ideal for a variety of businesses who require a sensibly priced premises within a convenient location. The property had roller shutter door access along with Wc facilities to the rear.

Externally there is forecourt car parking.

## LOCATION

This is a most visible and convenient trading location which gives excellent access in all directions via the M62 and A1.

The towns retail areas along with two major supermarkets are just a short walk away.



## ACCOMMODATION

38ft 8in x 29ft = 1,121 Sq Ft (includes Wc )



SUMMARY

RENT	£9,000 per annum
LEASE TERM	Internal Repairing and Insuring Basis
RATEABLE VALUE	To be confirmed
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
SERVICE CHARGE	£550.50 per annum (covers the commons areas).
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	To be confirmed

VIEWING & 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 prepared 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.