

WAREHOUSE UNIT TO LET BY WAY OF AN ASSIGNMENT



Unit 1, Sterling Industrial Estate, Carwood Road,
Castleford, WF10 4PS



- 2,181 sq ft (202.61 sq m)
- Roller shutter access
- Ample on site car parking
- Convenient location
- Wc facilities
- Kitchen facilities
- Office space

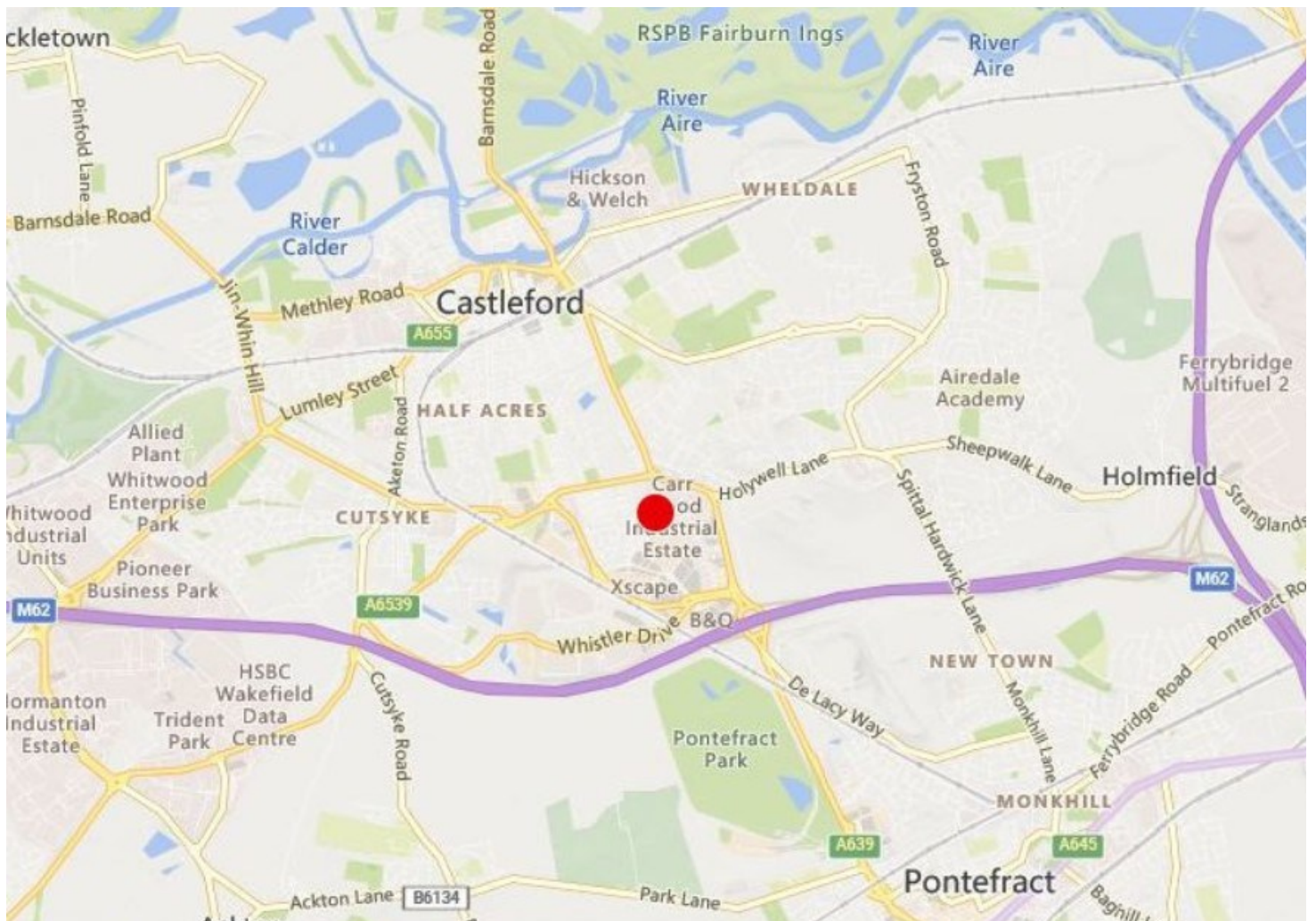
DESCRIPTION

A unique opportunity to occupy an industrial unit located within the popular Sterling Industrial Park located close to Junction 32 of the M62 motorway.

The units benefit from having ample parking to both the front and rear along with loading door, Wc, kitchen facilities and 3 phase supply.

LOCATION

The property is prominently situated at the front of the well established Sterling Industrial Park at Glasshoughton. The park is located just off junction 32 of the M62 motorway and adjoins the Junction 32 Shopping Village and Xscape Leisure Complex making this an extremely attractive and convenient location.



ACCOMMODATION

Main Warehouse

46ft 6in x 17ft = 791 sq ft

46ft 3in x 23ft 5in = 1,083 sq ft

Total net warehouse area - 1,874 sq ft

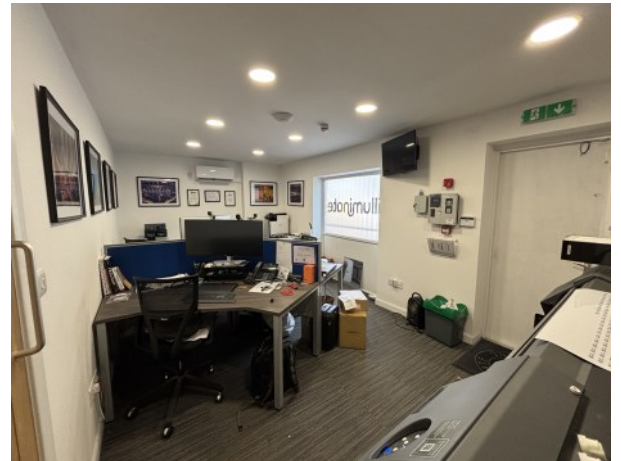
Kitchen- 11ft 11in x 5ft = 60 sq ft

Office- 11ft 2in x 22ft 2in = 247 sq ft

Total net internal area- 2,181 sq ft

Plus Wc facilities and meter room.

There is a mezzanine level currently installed at 20ft 1in x 46ft. This is available to purchase via the current tenant.



LEASE DETAILS

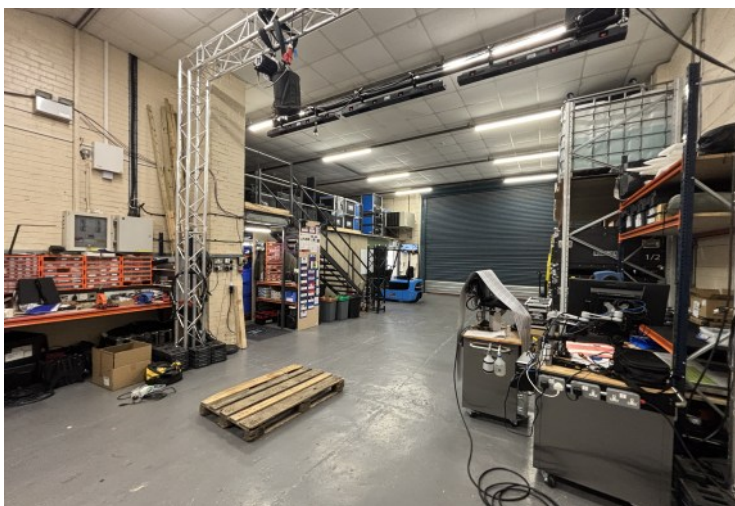
3 year lease commencing 11th December 2023 to 10th December 2026

Effective Full Repairing and Insuring Basis

Current rental — £18,596.00 per annum

Service charge — £68.00 per month

Buildings Insurance- to be confirmed



SUMMARY

RENT	See lease details
LEASE TERM	Effective Full Repairing and Insuring Basis
SERVICIE CHARGE	Estate service charge is applicable. Details upon request.
RATEABLE VALUE	£16,750
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	To be confirmed

VIEWINGS & FURTHER INFORMATION



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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 June 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.