

WAREHOUSE/WORKSHOP TO LET



Unit 4, Clifton Forge Industrial Estate, Knottingley, WF11 8JB



- 1,600 sq ft (149 sq m)
- £14,200 per annum (Inclusive rent)
- Forecourt car parking
- Two door roller shutter door access
- Recently redecorated
- Small office
- Wc facilities

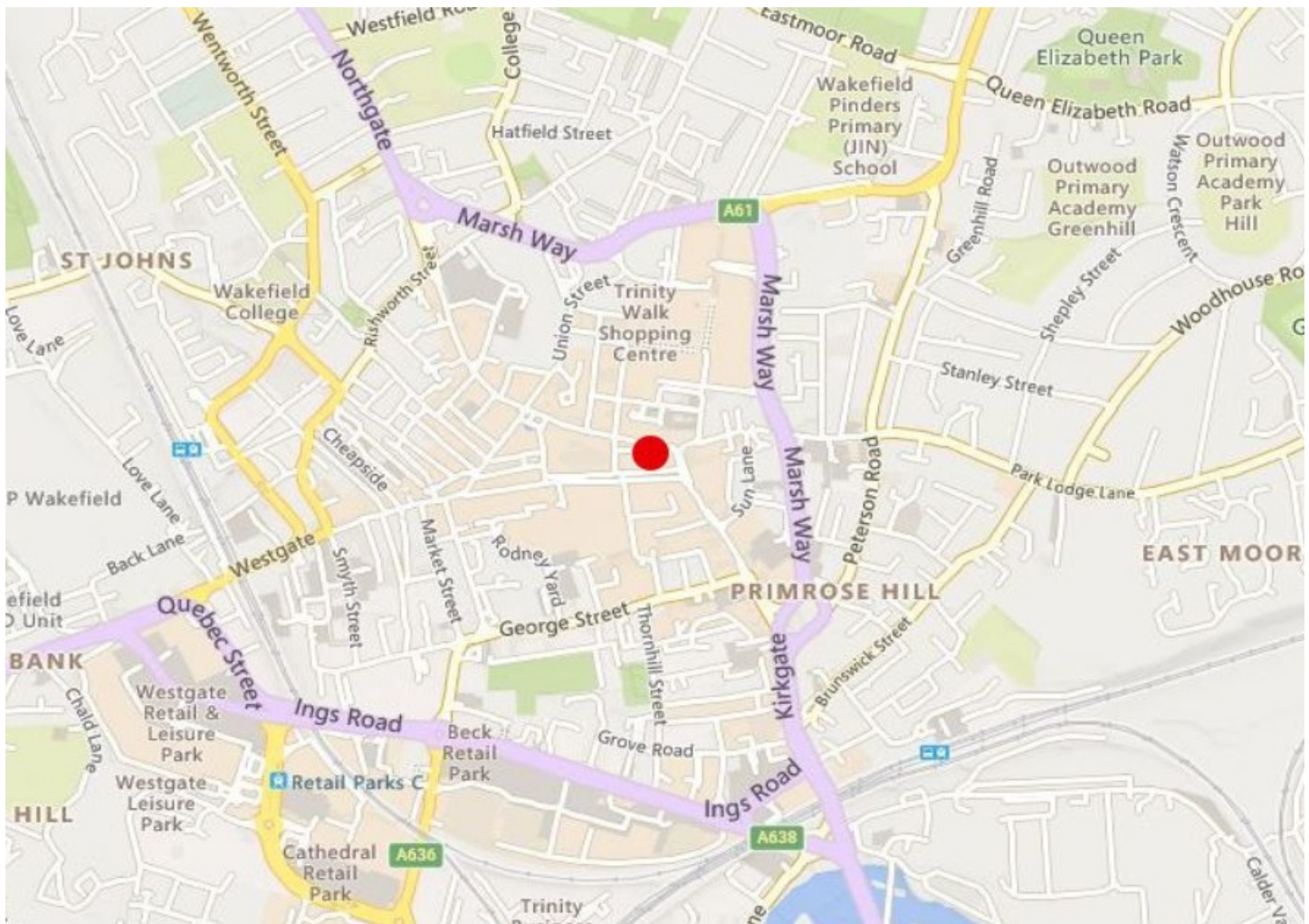
DESCRIPTION

This is a rectangular open plan warehouse with two roller shutter door access (front and rear). The premises have been recently redecorated and are therefore ready to receive a tenants fixtures and fittings. 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

Total net internal area - 43ft 10in x 36ft 7in = 1,600 sq ft

Includes small office, kitchenette and Wc.

SUMMARY

RENT	£14,200 per annum. 1 months rent is payable upon legal completion.
LEASE TERM	Effective Full Repairing and Insuring Basis
SERVICE CHARGE	The Service Charge and Buildings Insurance are included within the rent.
RATEABLE VALUE	To be confirmed
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
BOND	The proposed tenant is to lodge the equivalent of 2 months rent to act as a bond.
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 July 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.