

WAREHOUSE WITH FIRST FLOOR OFFICES TO LET



Unit 4, Linfit Court, Colliers Way, Clayton West, HD8 9WL



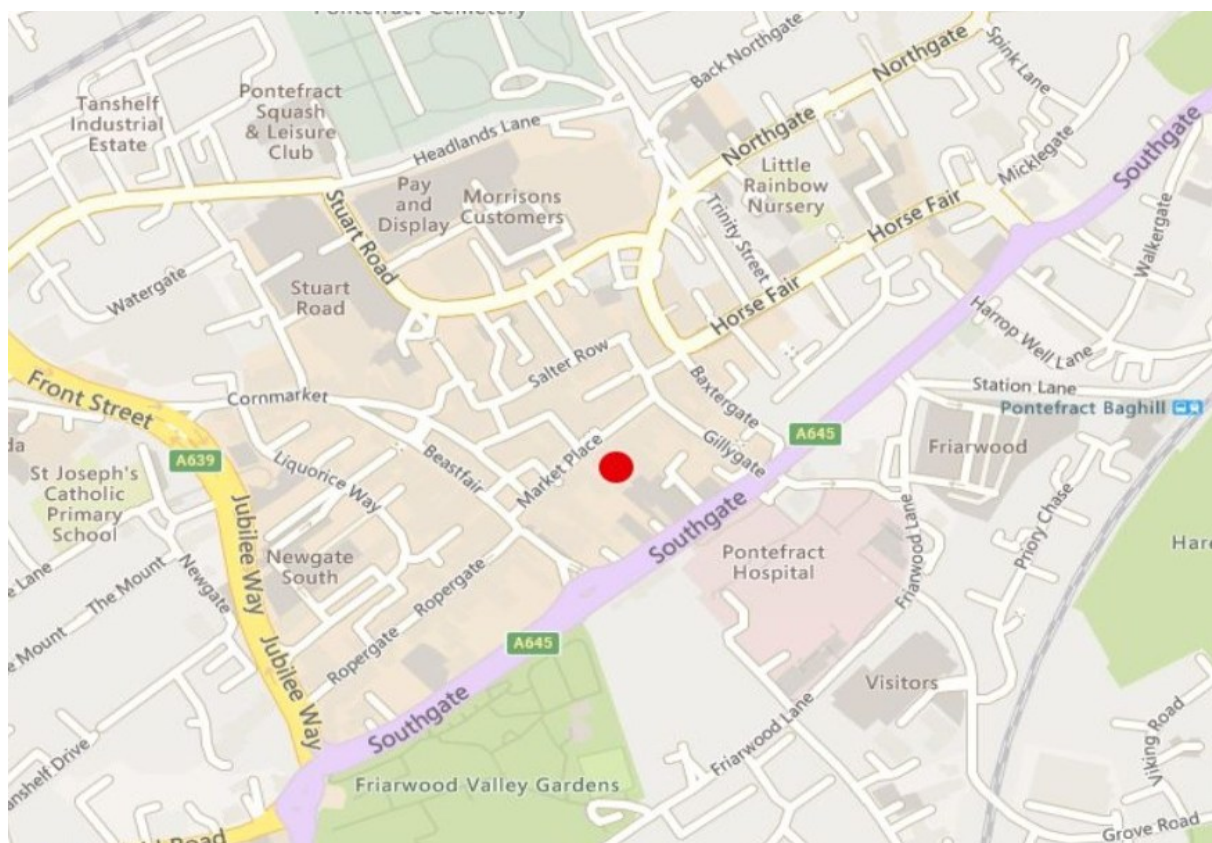
- 1,344 sq ft (124.86 sq m)
- Ground floor warehouse
- 14ft high roller shutter
- First floor offices
- Kitchenette & Wc facilities
- Forecourt car parking
- Excellent location
- 3 phase power

DESCRIPTION

This is a superb high bay warehouse with a 14ft high roller shutter door. Internally, the space is divided however this could easily be adapted to create an open plan space. Offices are located on the first floor which provide an open plan bright and airy work space along with 2 partitioned rooms. The premises benefit from having three phase electricity along with forecourt car parking spaces to the front of the unit for approximately 2 vehicles.

LOCATION

Situated on the popular business park being just a short drive from junctions 38 and 39 of the M1 motorway yet being convenient for the semi-rural areas of Clayton West and Skelmanthorpe. The park benefits from a sandwich shop. (postcode - HD8 9WL)



ACCOMMODATION

Warehouse- 33ft 8in x 25ft 6in = 858 sq ft

Kitchenette - 7ft 2in x 3ft 4in = 24 sq ft

plus Wc facilities

First floor:

15ft x 33ft 11in (10 x 4ft 6in) = 462 sq ft

Includes open plan office and 2 private offices

Net internal area- 1,344 sq ft (124.86 Sq M)

SUMMARY

RENT	£14,500 per annum
LEASE TERM	Full Repairing and Insuring Basis
SERVICE CHARGE	Approx. £1,800 per annum (includes Buildings Insurance).
RATEABLE VALUE	£10,250
SMALL BUSINESS RATES RELIEF	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	C-70

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 April 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.