

# WAREHOUSE/WORKSHOP TO LET



## Unit 16, Clifton Forge Industrial Estate, Knottingley, WF11 8JB



- 613 sq ft (56.95 sq m)
- All inclusive rent - £6,300 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 has a manual roller shutter door access along with Wc facilities.

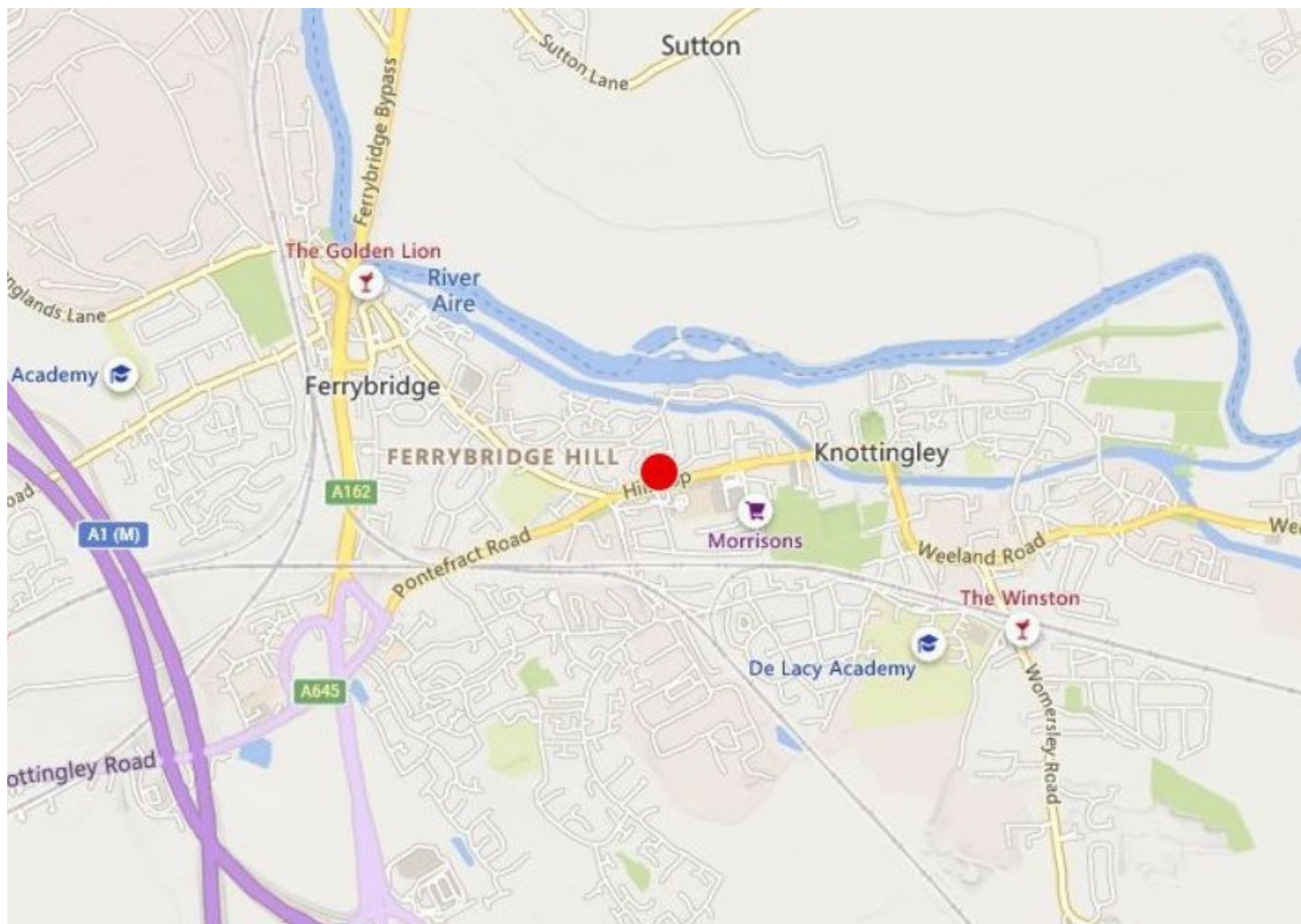
Externally there is forecourt car parking.

The all inclusive rental includes rent, service charge and buildings insurance. Utilities are the tenants responsibility.

## 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 gross internal area– 26ft 1in x 23ft 6in = 613 sq ft

Includes Wc.



SUMMARY

RENT	£6,300 per annum. Service charge and buildings insurance is included. 1 months rent is payable upon legal completion.
LEASE TERM	Internal Repairing and Insuring Basis. Minimum 3 year term.
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 September 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.