

INDUSTRIAL UNIT TO LET

Available March 2026



Unit 1C, Aire & Calder Park, Lock Lane,
Castleford, WF10 2JA



- 2,552 sq ft (237.08 sq m)
- £25,500 per annum
- 3 phase power
- Kitchenette & Wc facilities
- Office/reception
- Ample car parking spaces
- Excellent location with close proximity to Junction 31 of the M62 Motorway

DESCRIPTION

This is a very well presented industrial/workshop unit comprising of open plan workshop space, reception, kitchenette and Wc facilities.

The workshop/industrial space is broadly rectangular with 3 phase electricity and roller shutter door leading to a shared loading area to the front.

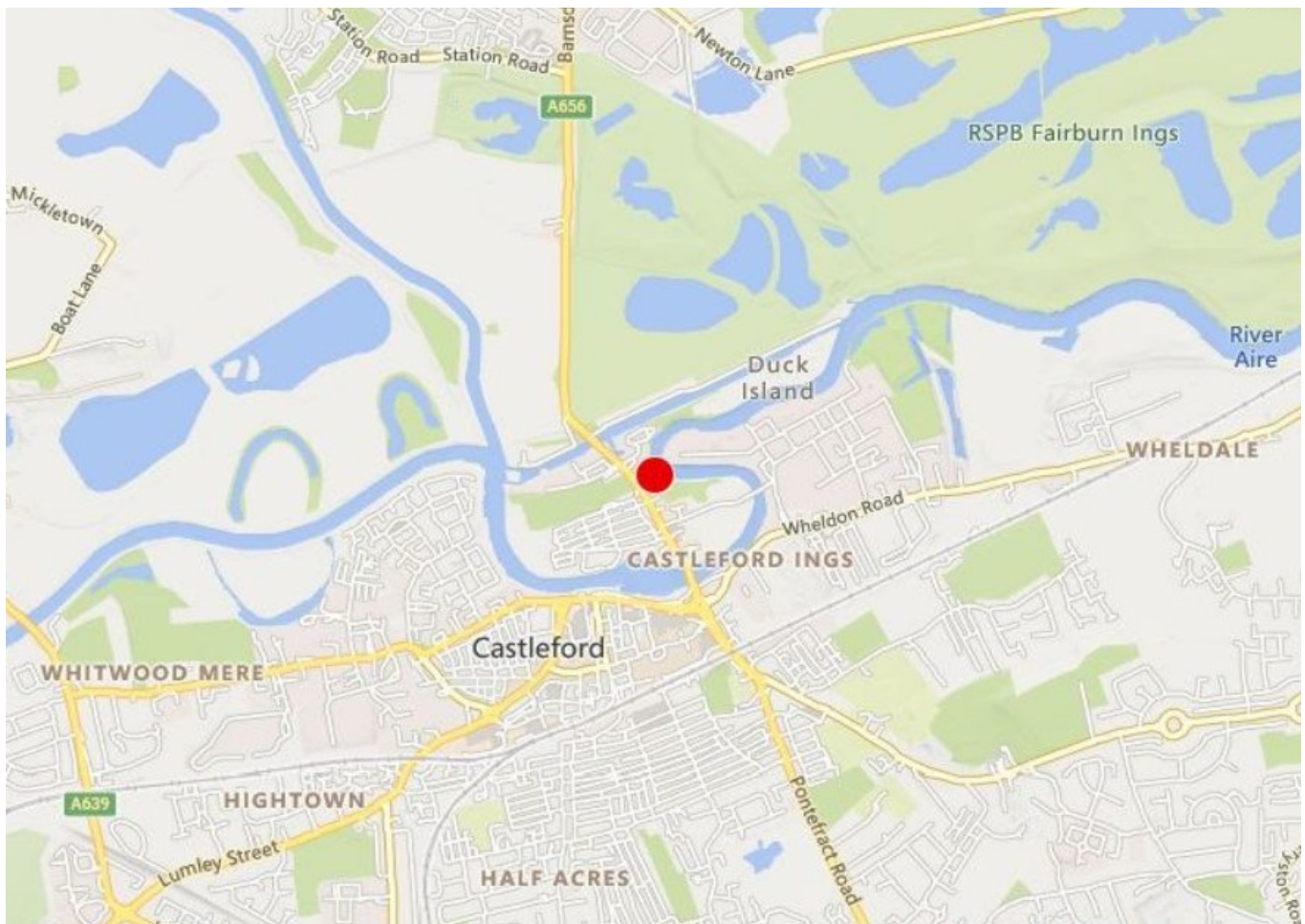
To the front of the unit there is a reception/office and Wc facilities. A kitchenette, staff Wc and store are located in the warehouse.

Roller shutter door height- 16ft 9in width - 13ft 5in

Height to ridge- 20ft 2in

LOCATION

Aire & Calder Industrial Park is situated within half a mile of Castleford town centre on Lock Lane (A656) the road leading to the M1/A1 link. Access to the M62 motorway via junction 32 is 2 miles to the south with Leeds city centre within 14 miles and Wakefield within 9 miles.



ACCOMODATION

Gross Internal Area- 2,552 sq ft (237.08 Sq M)

Includes:
warehouse with kitchenette and staff Wc
reception/office
Customer Wc
Store



SUMMARY

RENT	£25,500 per annum. The first quarters rent is payable upon legal completion.
LEASE TERM	Full Repairing and Insuring Basis.
SERVICE CHARGE	TBC
RENTAL BOND	TBC
RATEABLE VALUE	£17,250
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-77

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 created 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.