

2-BAY INDUSTRIAL UNIT WITH OFFICES

**TO LET**

Available January 2026

**Vickers**  
carnley



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



- 8,000 sq ft (743.2 sq m)
- £69,500 per annum
- 2 bay industrial unit
- 3 phase power
- Modern offices
- Ample car parking spaces
- Excellent location with close proximity to Junction 31 of the M62 Motorway

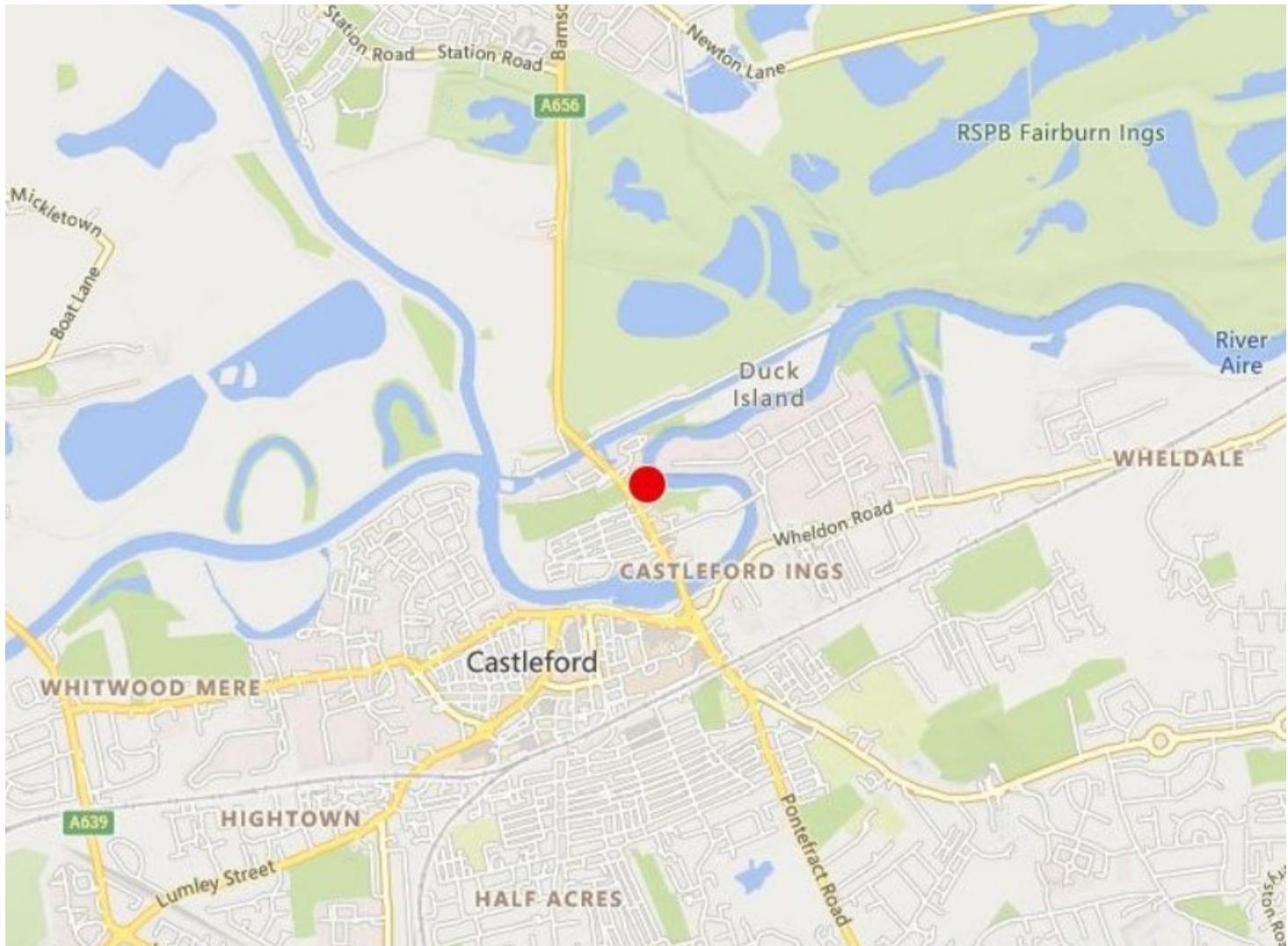
## DESCRIPTION

This is a very well presented industrial/workshop unit with two storey office accommodation. The workshop/industrial space is broadly rectangular with a reinforced concrete floor, 3 phase electricity, gas supply, Wc facilities and 2 roller shutter doors leading to a shared loading area.

The offices are located at the front of the property and are planned over 2 floors and are centrally heated with Wc facilities and staff kitchen areas are provided for in all areas.

## 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

Workshop/Industrial 100ft x 64ft = 6500 sq ft (603.86 sq m)  
Inc Wc & Stores

### Offices

Ground Floor 57ft 11in x 13ft 4in = 772 sq ft (69.58 sq m)  
First Floor 57ft 11in x 13ft 4in = 772 sq ft (69.58 sq m)

Includes reception, offices, kitchen and wc facilities

**Total gross internal area- 8,044 Sq Ft (747.31 Sq M)**



## SUMMARY

<b>RENT</b>	£69,500 per annum. The first quarters rent is payable upon legal completion.
<b>LEASE TERM</b>	Full Repairing and Insuring Basis.
<b>SERVICE CHARGE</b>	TBC
<b>RENTAL BOND</b>	TBC
<b>RATEABLE VALUE</b>	£64,000
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	B-47

## 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 August 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.