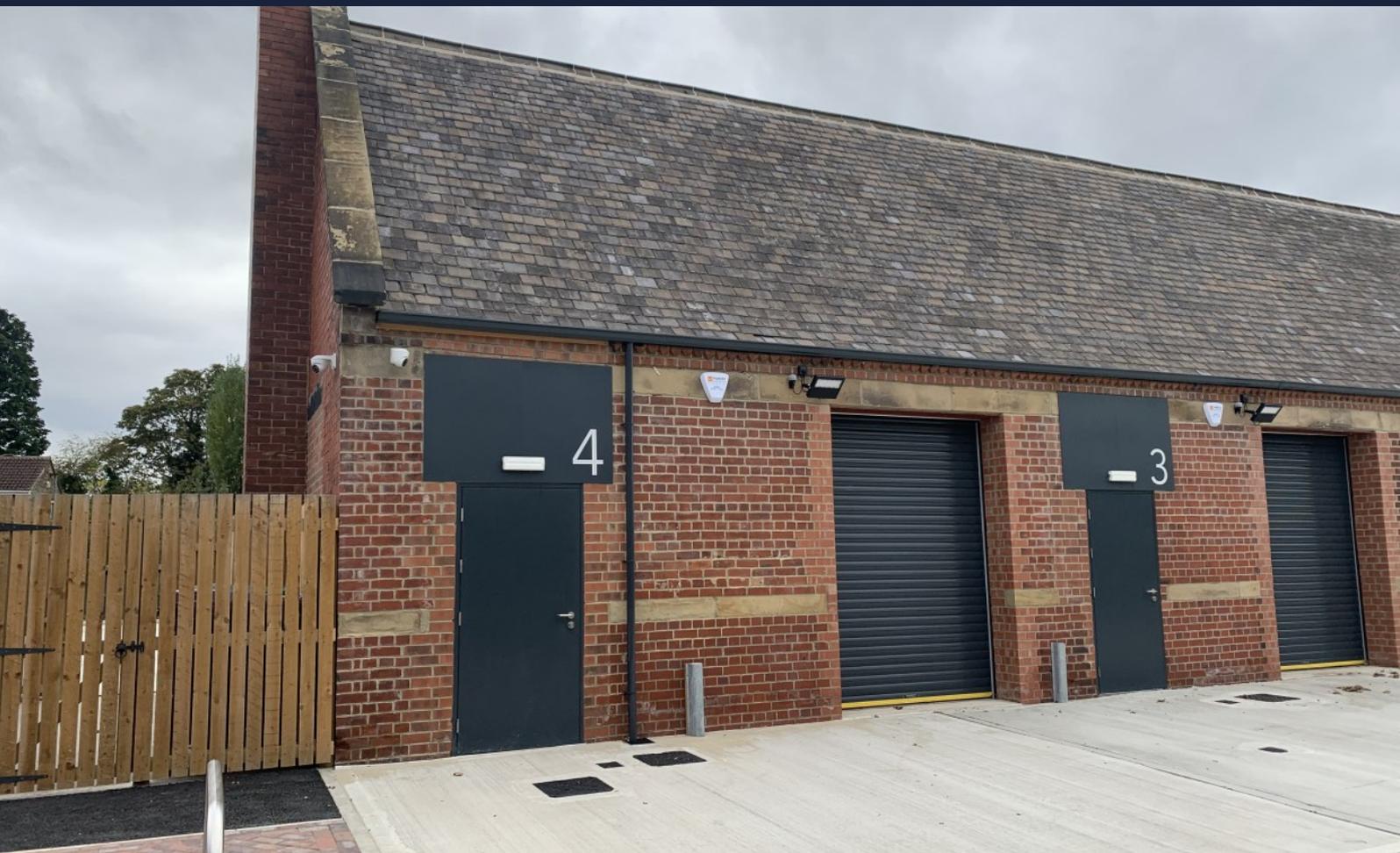


WORKSHOP/STORE TO LET



Unit 4, Integrum Business Park, Pontefract Road, Ferrybridge,
Knottingley, WF11 8PL



- 440 sq ft (40.88 sq m)
- £7,800 per annum
- Excellent location close to the A1 and M62
- Would suit a variety of uses
- Roller shutter door access
- 4 allocated car parking spaces

DESCRIPTION

This is a superb, open plan work space in this refurbished commercial complex.

The property is accessed via a 9ft high x 6ft wide roller shutter door. Internally, the premises are very well presented having a fitted kitchen, disabled wc and benefits from having 3 phase electricity, intruder alarm, concrete floor and an electric roller shutter door.

To the front there is a secure yard with allocated car parking for 4 vehicles.

LOCATION

The property is conveniently located in Ferrybridge therefore not only convenient for the A1 but the M62 is just a short drive away as are the towns of Castleford and Pontefract. The Xscape leisure centre and Junction 32 Shopping village is less than 10 minutes drive away.



ACCOMMODATION

22ft x 20ft = 440 sq ft
includes a single Wc and kitchen

SUMMARY

RENT	£7,800 per annum
BOND	£3,900.00
LEASE	Minimum 5 year lease term. Full Repairing and Insuring basis.
RATEABLE VALUE	£3,000
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
SERVICE CHARGE	Applicable. Currently stands at £581.00 per annum.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	TBC

VIEWINGS & FURTHER INFORMATION

	<p>Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk</p>
	<p>Isobel Smith 01924 291500 isobel.smith@vickerscarnley.co.uk</p>



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.