

WAREHOUSE UNIT TO LET

AVAILABLE FROM FEBRUARY 2027



UNIT 1, STERLING INDUSTRIAL PARK, CARWOOD ROAD, CASTLEFORD, WF10 4PS



- 2,181 sq ft (202.61 sq m)
- Roller shutter access
- Ample on site car parking
- Convenient location
- Wc facilities
- Kitchen facilities
- Office space

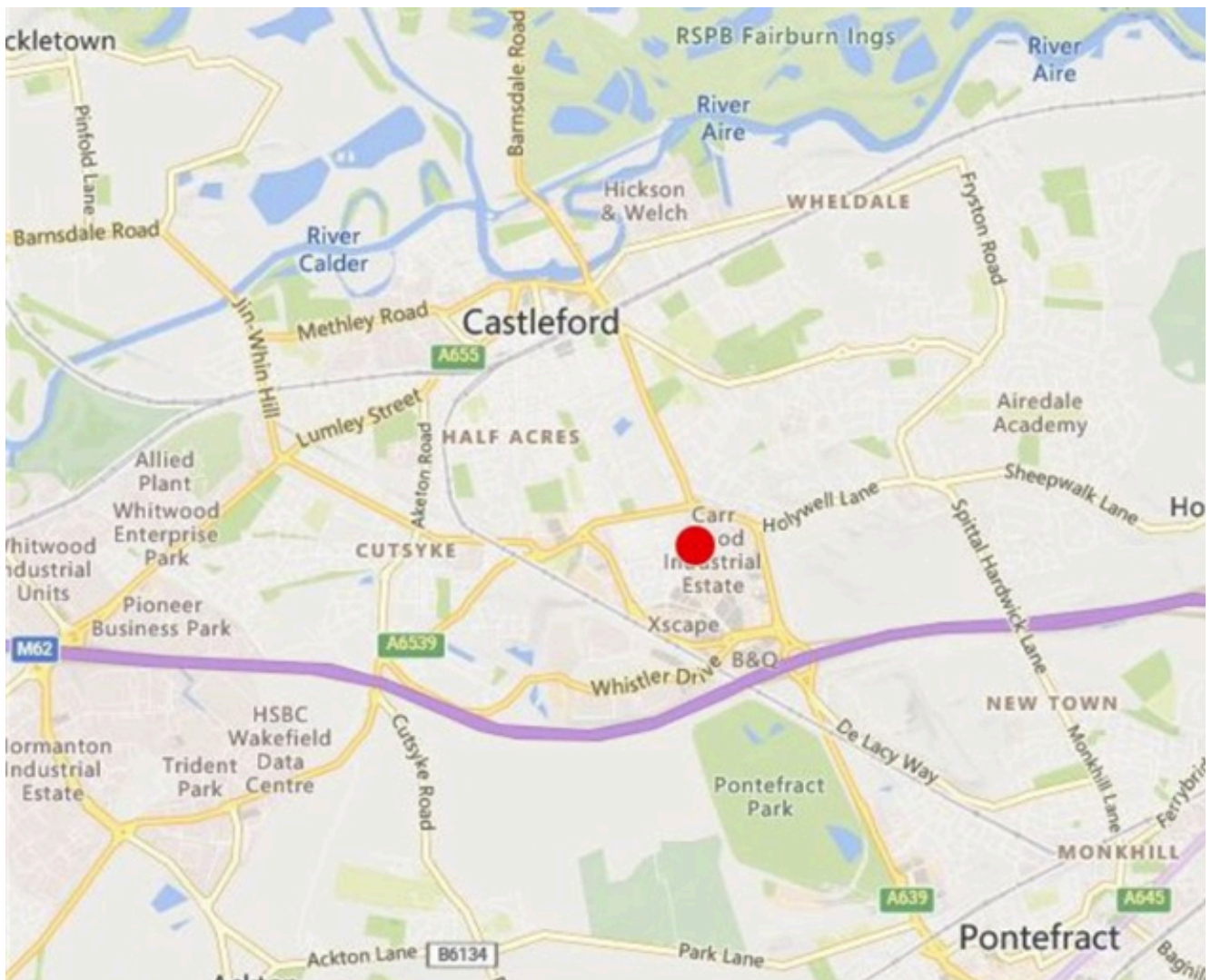
DESCRIPTION

A unique opportunity to occupy an industrial unit located within the popular Sterling Industrial Park located close to Junction 32 of the M62 motorway.

The units benefit from having ample parking to both the front and rear along with loading door, Wc, kitchen facilities and 3 phase supply.

LOCATION

The property is prominently situated at the front of the well established Sterling Industrial Park at Glasshoughton. The park is located just off junction 32 of the M62 motorway and adjoins the Junction 32 Shopping Village and Xscape Leisure Complex making this an extremely attractive and convenient location.



ACCOMMODATION

Main Warehouse

46ft 6in x 17ft = 791 sq ft

46ft 3in x 23ft 5in = 1,083 sq ft

Total net warehouse area - 1,874 sq ft

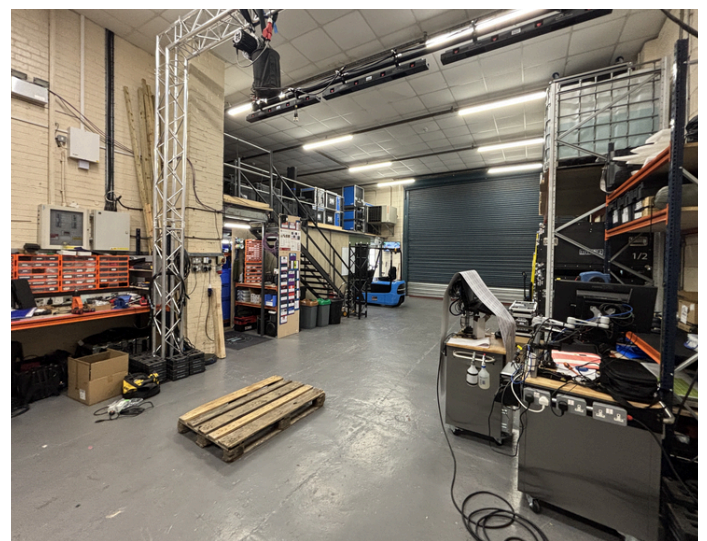
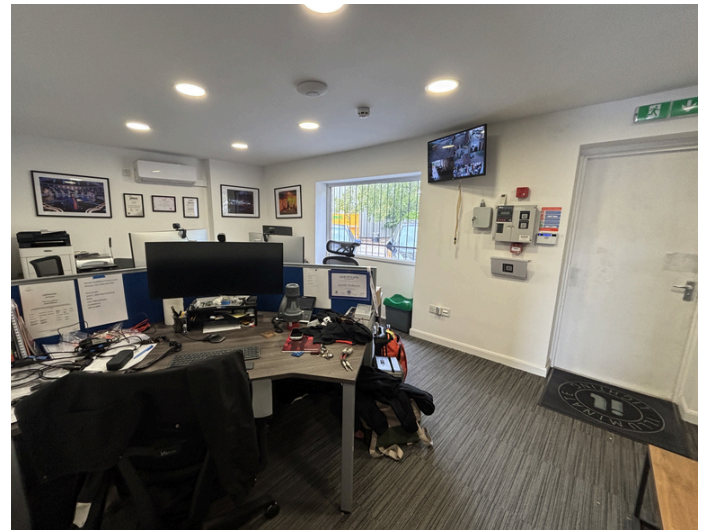
Kitchen- 11ft 11in x 5ft = 60 sq ft

Office- 11ft 2in x 22ft 2in = 247 sq ft

Total net internal area- 2,181 sq ft

Plus Wc facilities and meter room.

There is a mezzanine level currently installed at 20ft 1in x 46ft. This is available to purchase via the current tenant.



SUMMARY

RENT	£21,750 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£18,250
SERVICE CHARGE	£68.00 per calender month
BUILDINGS INSURANCE	£749.98 per annum
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-65

VIEWINGS & 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 created September 2026 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.