

WAREHOUSE UNIT TO LET

AVAILABLE FROM MARCH 2027



UNIT 8, STERLING INDUSTRIAL PARK, CARWOOD ROAD, CASTLEFORD, WF10 4PS



- 2,025 sq ft (188.12 sq m)
- 3 phase power supply
- On site CCTV
- Roller shutter access
- Ample on site car parking
- Convenient location
- Wc facilities

DESCRIPTION

This is a spacious workshop/warehouse unit which offers good quality accommodation with an open plan workshop, first floor office, store and Wc.

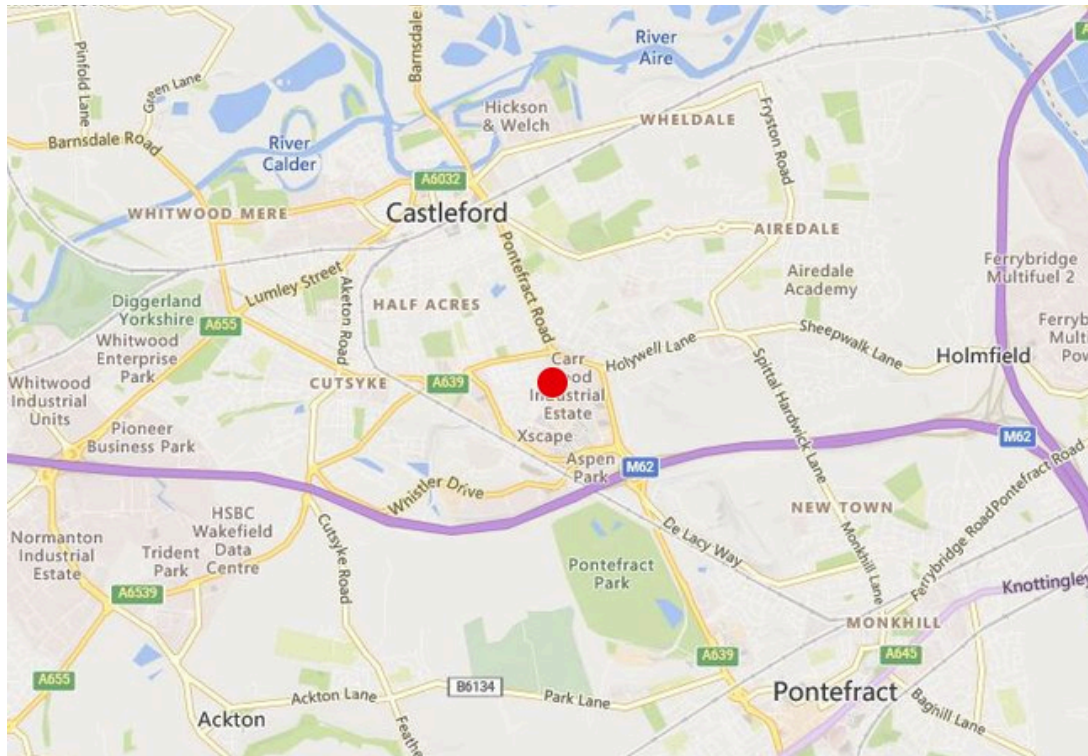
The property has the benefit of 3 phase electricity, roller shutter access and ample on site car parking.

Roller shutter door- 12ft wide x 16ft height

The unit is suitable for a variety of uses such as light engineering or manufacturing and would be an ideal location for trade counter users *subject to receiving necessary planning consents.

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

Ground Floor

Warehouse/Workshop: 36ft 10in x 55ft= 2025 sq ft (Gross Internal)

Includes:-

First Floor Office

Wc and Store

SUMMARY

RENT	£18,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£16,500
SERVICE CHARGE	£56.16 per calender month
BUILDINGS INSURANCE	£620.00 per annum
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-120

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.