

TO LET

**Units 1-4,
4 Warneford Avenue,
Ossett, WF5 9NJ**

INDUSTRIAL / WAREHOUSE UNIT

23,110 SQ FT – 2,147 SQ M

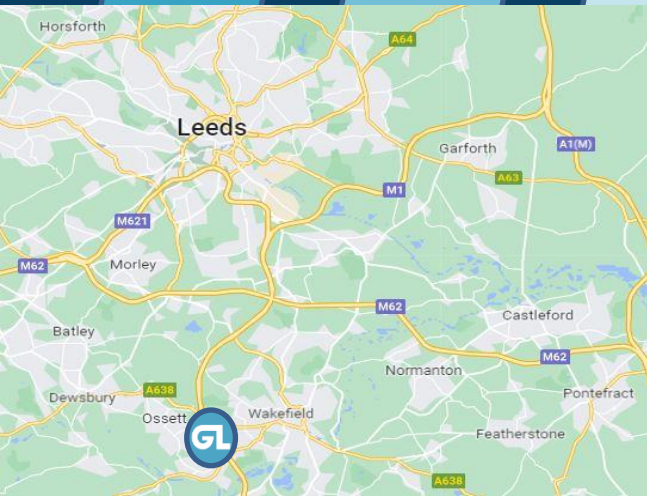
- GL An industrial warehouse of 23,110 sq ft (2,147 sq m) GIA including ancillary offices arranged over ground and first floor
- GL Located off Warneford Avenue in Ossett close to Junction 40 of the M1 motorway
- GL Minimum eaves height of 6.2 metres with apex height of 8.6 metres
- GL Loading/unloading facilities via 3 surface level loading doors




The property is situated on a site of 0.52 acres and comprises of an 'L' shaped industrial / warehouse unit with ancillary office accommodation arranged over two storeys along part of the front elevation. The property benefits from a generously sized yard. The property is currently undergoing extensive renovations including a new roof, lighting and roller shutters.

| FLOOR | ACCOMODATION | SQ. M. | SQ. FT |
|------------------|------------------|----------------|---------------|
| Ground Floor | Main Warehouse | 576.7 | 16,576 |
| Ground Floor | Second Warehouse | 1,540.0 | 6,207 |
| First Floor | Offices | 30.4 | 327 |
| TOTAL GIA | | 2,147.1 | 23,110 |





Location: The property is situated to the north of Warneford Avenue which is accessed via Wakefield Road (B6129), which in turn connects to the A638, the principal route connecting Junction 40 of the M1 to Wakefield City Centre and West Yorkshire. Wakefield is well served by its connections to the national motorway network being situated within 2 miles of Junction 41 of the M1 and approximately 3 miles of both Junctions 29 & 30 of the M62.

-  Strategic Location
-  Extensive Refurbishment
-  Good Sized Yard & Loading Area
-  New Lease
-  Large Power & Gas Supply
-  High Eaves

Terms: A new Full Repairing & Insuring lease for a term to be agreed.

Rental: Rent upon application.

Service Charge: Rent upon application.

Rates: The Rateable Value Is £78,500.00 (This is not the amount you will pay). More information can be found from the Local Authority (Wakefield).

EPC: The Energy Performance Certificate Is Available Upon Request.

Legal Costs: Each party to be responsible for their own legal costs.

**Viewing & Further Information
Strictly By Prior Appointment
Through joint Agents**

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