



## Modern Industrial Unit TO LET

**1 Warneford Avenue. Ossett, West Yorkshire, WF5 9NJ**

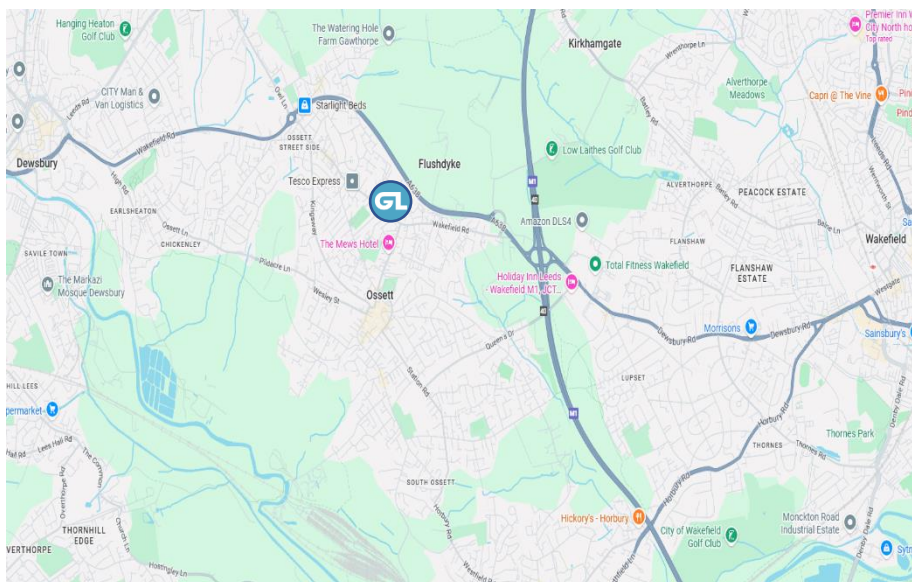
6,212 SQ FT (577 SQ M.)

**Location:** This property enjoys a highly convenient position just over half a mile north of Ossett Town Centre and less than 1.5 miles from Junction 40 of the M1 Motorway offering superb access to regional and national transport links. It is ideally located approximately 2 miles east of Dewsbury Town Centre and around 4 miles west of Wakefield City Centre. Access is via Warneford Avenue, which connects directly to Dewsbury Road (B6129), providing a quick and easy route to Junction 40 of the M1.

**Description:** A modern, well-maintained warehouse facility combining generous servicing areas, and high-quality office accommodation - suitable for a broad range of industrial and business uses. The property benefits from eaves heights of 6 metre height and loading access is provided via a ground-level roller shutter door with a spacious yard / loading area to the exterior. The premises further benefit from a substantial power and gas supply, excellent natural light which is enhanced by LED lighting. The accommodation includes high-quality ancillary office space extending to approximately 906 sq ft, finished to a modern standard. Staff welfare facilities comprise of separate male and female WCs & kitchen. Recent improvements include the installation of a new roof, enhancing both the energy efficiency and overall presentation of the property.

**GL GOOD SIZED YARD / LOADING**  
**GL LARGE POWER & GAS SUPPLY**

**GL EAVES HEIGHT – 6 METRES**  
**GL AVAILABLE IMMEDIATELY**



**Tenure:** Leasehold

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

**Rental:** £8 P.S.F.

**Service Charge:** TBC.

**Rates:** TBC.

**EPC:** E.P.C energy rating – 'D'.

**VAT:** VAT is applicable.

**VIRTUAL TOUR:** [Click here to view a virtual tour of this property.](#)

**Referencing:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.

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**Viewing & further information**

Strictly by prior appointment

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