

MODERN OFFICE TO LET



OFFICES AT TAYSON HOUSE, METHLEY ROAD, CASTLEFORD, WF10 1PA

- 5,936 sq.ft (551.40 sq.m.)
- Modern air conditioned offices over 3 floors
- Car parking available
- Equidistant between Junction 31 and 32 of the M62.

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Castleford with a population of approximately 45,000 persons is a West Yorkshire town located approximately 3 miles north west of Pontefract, 11 miles north east of Wakefield and 15 miles south-west of Leeds.

The town benefits from excellent communications sitting between Junctions 31 & 32 of the M62, which are approximately a mile from the town centre and provide direct access to the A1(M) and M1. Castleford railway station is situated on both the Hallam and Pontefract lines connecting the town directly with Leeds, Barnsley, Goole, Pontefract & Sheffield and York.

SITUATION

The property is located on the established Methley Road Industrial Estate, equidistant between Junction 31 and 32 of the M62 motorway.

Tayson House is situated within an established commercial location with nearby occupiers including Burberry, Lambson Building Products Ltd, KC Sofas, Ultimate Physiques Gym & Fitness Centre, White Lion Pub, The Eagle Pub and Coffee + Cup Artisan Coffee House.

DESCRIPTION

Tayson House is a multi-tenanted 3 storey office building offering a range of quality office space. The available office comprises 3 floors of modern office space benefitting from the following specification: -

- Kitchenette on each floor
- Male and female WC's on each floor
- Air conditioning
- Suspended ceilings
- Security shutters at ground floor

Car parking is available on a first come first served basis.

ACCOMMODATION

The property provides the following approximate Net Internal Floor Area:-

Ground Floor	200.92 sq.m	2,163 sq.ft
First Floor	191.71 sq.m	2,064 sq.ft
Second Floor	158.77 sq.m	1,709 sq.ft
TOTAL	551.40 sq.m	5,936 sq.ft

LEASE

The office is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£50,000 per annum exclusive**.

RATES

We understand the ratable value of the office is £37,500.00.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (71). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

Brackenridge Hanson Tate

Att: Tom Grimshaw
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Att: Flynn Burgess
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Subject to Contract
July 24

