

# SECURE OPEN STORAGE LAND TO LET



## RAILWAY PLOT, ALBION STREET, CASTLEFORD, WF10 1QX

- 0.43 acre (0.17 hectare) site
- Established commercial location
- Secure fenced and gated yard
- Equidistant from J31 and J32 of the M62
- Suitable for a variety of commercial uses

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**



## LOCATION

The property is located to the rear of the established Acorn Industrial Estate in Castleford, equidistant between Junction 31 and 32 of the M62 motorway. Nearby occupiers include Welink Homes Manufacturing, Giraffe Logistics, Car Experts Castleford and Burberry.

The site occupies a central position in Castleford close to local amenities including the train station, bus station and nearby retailers including Morrisons, Aldi and B&M.

## DESCRIPTION

The property comprises a part hardcore and part gravel surfaced storage yard extending to approximately **0.43 acres (0.17 hectares)**. The site benefits from full perimeter palisade fencing with gated access via the adjacent occupied yard for which there is a right of way over.

The yard does not currently benefit from any services.

## TERMS

The property is available by way of a new full repairing and insuring lease at a rental of **£20,000 per annum exclusive**.

## BUSINESS RATES

The property has not yet been assessed, interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## 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 are subject to, VAT.

## FURTHER INFORMATION/VIEWING:

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Subject to Contract  
Feb 25

### Microrepresentation Act

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