

# INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT TO LET



## UNIT 10 METHLEY ROAD INDUSTRIAL ESTATE, METHLEY ROAD, CASTLEFORD, WF10 1BY

- 2,164 sq ft (201.02 sq.m)
- Equidistant between Junction 31 and 32 of the M62.
- Established commercial location
- Suitable for a variety of uses
- Service yard providing loading and parking

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

The property is located on the established Methley Road Industrial Estate, equidistant between Junction 31 and 32 of the M62 motorway. Occupiers on the estate include Wolseley and Aqua Plastics.

**DESCRIPTION**

The property comprises an end terrace steel portal frame industrial unit with pitched roof, clad externally in brickwork and thereafter in profile metal cladding to the elevations and roof which incorporates rooflights.

The unit benefits from an eaves height of 5.5m (18'1"), 3 phase electricity and roller shutter access and servicing to the front. Internally the property benefits from a ground open plan warehouse, with wc and staff facilities. A mezzanine to the front provides first floor storage/office.

**ACCOMMODATION**

The unit has been measured in accordance with the RICS Code of Measuring Practice and comprises the following Gross Internal Areas: -

Warehouse	184.46 sq.m.	1,986 sq.ft
Mezzanine	16.58 sq.m	178 sq.ft
<b>Total</b>	<b>201.02 sq.m.</b>	<b>2,164 sq.ft</b>

**TERMS**

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£20,400 per annum exclusive** of rates, service charge and insurance.

**RATES**

We understand the property is assessed as follows:-

Rateable Value £15,750

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

**ENERGY PERFORMANCE CERTIFICATE**

The property is assessed as D(78). 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:**

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Subject to Contract  
Apr 25