

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: Flynn Burgess

T: 0113 244 9020

E: flynn@bht.uk.com

Subject to Contract
July 24

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.

