



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE/TO LET

**STRATEGICALLY LOCATED
HIGH QUALITY MODERN
INDUSTRIAL UNIT**

**GILCAR WAY, WAKEFIELD EUROPORT,
CASTLEFORD, WEST YORKSHIRE, WF10 5QS**

1,445 m² (15,548 sq ft)



- High quality modern industrial/warehouse building incorporating two storey internally built offices
- Strategically located only a short distance off junction 31 M62
- Potential to be offered with additional income from solar panels

0113 2348999

Location

The property is located at the junction of Express Way and Gilcar Way at the heart of Wakefield Europort adjacent junction 31 of the M62.

The M62 motorway provides excellent links across the whole of the North of England as well as benefiting from good access to the M62's intersection with the M1 motorway.

Description

The property is a high quality modern industrial/warehouse unit being steel frame construction with clad elevations. The building incorporates internally built two storey office space to the northern elevation which is fully heated and lit.

The workshop space is separated into two areas with a full height dividing wall and a clear working height of circa 6.5m and is accessed through three ground level loading doors.

Solar panels have been installed on the building which provide low cost power to the property as well as a substantial income from the 'feeding tariff'. The solar panels can be acquired through separate negotiations or retained by the landlord.

Externally the property benefits from a surfaced yard area providing good onsite loading, circulation space and vehicle parking within a secure compound.

Accommodation

Main factory/warehouse 1,147m² (12,342 sq ft)
Split into two similar size workshop areas benefiting from three electrically operated loading doors, concrete floors and lighting.



Ground floor office 149m² (1,601 sq ft)
First floor office 149m² (1,601 sq ft)

Office accommodation provided at ground and first floor level including reception, various private and general offices, boardroom along with ancillary facilities including kitchenette and toilets. The offices benefit from suspended ceilings, lighting, security shutters, passenger lift from ground floor along with a gas fired central heating system.

Gross Internal Floor Area 1,445m² (15,548 sq ft)

Services

We are advised the property benefits from mains water, electricity, gas and sewer drainage along with individual appliances including heating (to the offices) and lighting. However no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

We are verbally advised by the Local Authority the premises are assessed at rateable value £74,500

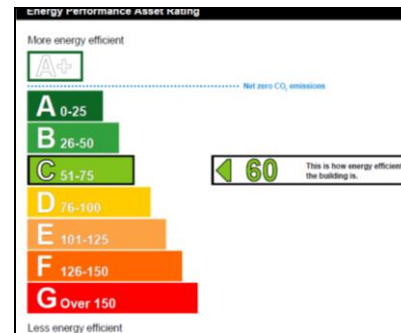
The National Uniform Business Rate for 2015/16 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised the property is suitable for B2 general industrial and B8 warehouse and distribution uses along with ancillary office.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Tel: 0345 8506506.

Energy Performance Certificate



Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of 15 years with five yearly rent reviews with a rent to be agreed.

Price

On application.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

In the event of a letting, the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael

Tel: 0113 234 8999
alec@michaelsteel.co.uk

AWS
Nick Arundel

Tel: 0113 2351362
nick@aws.co.uk

Our Ref: 1993/A/M
April 2015

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.