



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**On the instructions of Canal & River Trust**

**FOR SALE**

# **DETACHED OFFICES & STORE WITH YARD**

**'THE WHITE BUILDING', FERRYBRIDGE LOCK,  
LOCK HILL  
FERRYBRIDGE, KNOTTINGLEY, WF11 8NE**

164 m<sup>2</sup> (1,766 sq ft)

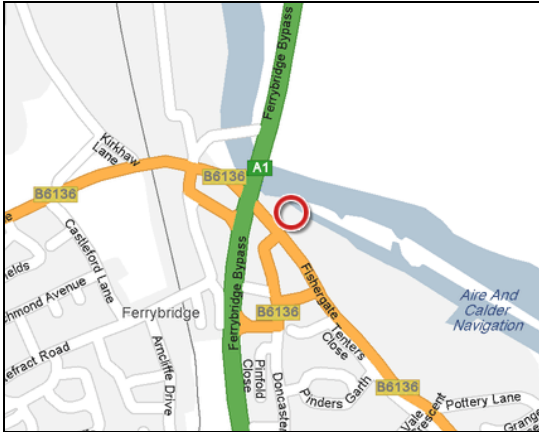


- **Waterside location adjacent to Ferrybridge Lock**
- **Adjacent to A1 Ferrybridge Bypass, one mile to the north of Junction 33 M62 motorway**
- **Concrete surfaced yard**

**0113 2348999**

## Location

The premises are located at Ferrybridge Lock (the intersection of the Aire and Calder Navigation/River Aire) off Fishergate (B6136) within one mile to the west of Knottingley town centre at Ferrybridge, adjacent to the A1 Ferrybridge Bypass, one mile to the north of its intersection with the M62 motorway (Junction 33).



## Description

Two storey detached brick office building under a pitched and hipped concrete tiled roof with concrete ground floor and suspended timber first floor forming ground floor stores and a series of private and general offices to the first floor.

The building is served by a large predominantly concrete surfaced yard and car parking area with security gate and barrier (over which Canal & River Trust will retain a right of way/access).

## Accommodation

Description	m <sup>2</sup>	(sq ft)
First floor offices, kitchen and WC's	82.05	(883)
Ground floor stores*	82.05	(883)
<b>Total office &amp; stores building</b>	<b>164.10</b>	<b>(1,766)</b>

\*The vendors will retain a right of access to electrical meters within ground floor storage area.

## Site

All the land edged in red is to be sold with right of access shown over the area hatched brown. The Lock House has the right to park two cars adjacent to Wharfe House.



## Services

Mains electricity, water and drainage are connected to the property. Prospective tenants must satisfy themselves with regard to condition and capacity.

## Rating

The premises are assessed for rates as follows, from our verbal enquiries of the 2010 district valuers rating assessment.

First floor offices RV £4,500

The National Uniform Business Rate for 2014/15 is 47.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Energy Performance Certificate (EPC)

The property has an EPC rating of G.

## Price

Offers in excess of £110,000 are sought.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction

## VAT

The price quoted is subject to VAT.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel  
Richard Barker

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)

**Our Ref: 1040/A/S**  
**Updated September 2015**

**Subject to Contract**



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**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.