



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

MODERN INDUSTRIAL/WAREHOUSE UNIT SITUATED ON J40 M1

**UNIT 1 THE BASKET WORKS, 172 WAKEFIELD ROAD,
OSSETT, WAKEFIELD, WEST YORKSHIRE, WF5 9AQ**

114m² (1,230 sq. ft)



- Modern single storey industrial/warehouse unit
- Superbly located adjacent Junction 40 M1 Wakefield/Ossett on main A638 Wakefield/Dewsbury Road
- Benefitting from loading door and onsite parking – *immediately available for occupation*

0113 2348999

Location

The Basket Works are located in an exceptionally high profile position just off the main A638 Dewsbury Road dual carriageway ('mad mile') with principal access off the B6129 Wakefield Road. The property is less than ¼ a mile to the west of junction 40 of M1 and approximately ½ a mile north east of Ossett town centre.

The Basket Works benefits from strategic access to the North of England being adjacent junction 40 of M1 but also easily accessible to the intersection of the M1 with the M62 motorway.

Description

The Basket Works comprise a multi occupied industrial/warehouse complex with showroom space to the front occupied by JB Furniture. There are a number of modern single storey industrial/warehouse buildings to the rear, which are accessed off the main Wakefield Road.



Externally the site benefits from onsite circulation space, vehicle loading along with car parking.

Accommodation

Unit 1 The Basket Works comprises a modern single storey steel framed industrial/warehouse unit being metal clad under a pitched metal decking roof with a concrete floor.

The unit benefits from loading door to the front and rear as well as three phase power.

Gross Internal Floor Area 114m² (1,230 sq. ft)

Services

We are advised The Basket Works benefits from a connection to mains water, electricity and sewer drainage in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Energy Performance Certificate

An EPC has been commisisoned and will be available upon request.

Rating

We are verbally advised by the Valuation Office website the premises are assessed as follows:-

Warehouse & Premises RV £8,800

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield City Council Tel: 01924 306090.

Lease Terms

Unit 1 The Basket Works is offered by way of a new lease for a period of 3 years or multiples thereof on a full repairing and insuring basis plus the site service charge.

Rent

£240 per week exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The ingoing tenant to be responsible for all reasonable legal costs incurred in the completing of the new lease.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Our Ref: 0850/A/M
September 2023

Subject to Contract



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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.