



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

**GOOD QUALITY SINGLE  
STOREY INDUSTRIAL/  
WAREHOUSE UNIT**

**UNIT 1 PARAGON BUILDINGS, HOYLE MILL ROAD,  
KINSLEY, PONTEFRACT, WEST YORKSHIRE, WF9 5EG**

134m<sup>2</sup> (1,443 sq. ft)



- Terrace of recently constructed high quality industrial/warehouse units – Unit 1 now re-available
- Suitable for a variety of uses subject to planning
- Established and accessible industrial/commercial location

**0113 2348999**

## Location

'Paragon Buildings' is located at the north western head and turning point of Hoyle Mill Road in Kinsley, off the main B6273 Wakefield Road, approximately eight miles to the south east of Wakefield city centre and six miles to the south west of Pontefract. The premises are located in an established industrial land use area.

## Description

'Paragon Buildings' comprises an 'L shaped' terrace of four modern high quality warehouse/industrial units being clad in reconstituted stone and insulated metal decking under pitched insulated metal decking roofs incorporating Perspex roof lights. The property benefits from eaves height of approximately 5.6m and a door height of 4m.



Externally the premises benefit from a shared tarmac surfaced yard area to provide parking and loading

## Accommodation

Externally 'Paragon Buildings' benefits from a large surfaced yard area providing onsite turning/loading provisions and car parking.

Unit 1	134m <sup>2</sup> (1,443 sq. ft)
Unit 2	Let
Unit 3 & 4	Let

## Services

The premises benefit from mains water, sewer drainage and electricity along with 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.

## Non Domestic Rating

We are verbally advised the VOA website that the premises are assessed at Rateable Value £10,250.

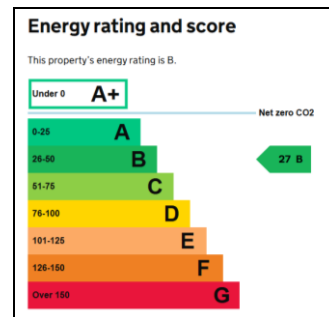
The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

We are advised 'Paragon Buildings' benefit from consent for B1, B2 and/or B8 uses.

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

## EPC



## Site Service Charge

Ingoing tenants to contribute towards the site service charge on a floor area/pro rata basis including towards maintenance and upkeep of common areas, common services (if provided), management/administration, etc).

## Lease Terms

Unit 1 Paragon Buildings is offered by way of a new lease for a period of years to be agreed on an effectively full repairing and insuring basis.

## Rent

Unit 1 £210 per week exclusive

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

## VAT

All rents are quoted exclusive of VAT (if applicable).

## 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 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  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 2697/A/M  
Updated February 2025

Subject to Contract



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[www.michaelsteel.co.uk](http://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.