



FOR SALE (MAY LET).

Modern Warehouse / Industrial Unit located close to J31 M62.

Unit 4, Lister Park, Green Lane Industrial Estate, Featherstone WF76FE.

Description.

The property comprises a modern, end-of-terrace light industrial / warehouse unit. It forms part of Lister Park with the units having the benefit of a dedicated yard / parking area.

The unit is of steel portal frame construction with full brick elevations. The roof is insulated profile clad with translucent roof panels. There is a clear working eaves height of 6.0m.

Internally there is a block work office block at ground floor and first floor. The offices have wall mounted heating and WC's to both floors. There is a separate pedestrian entrance to the offices.

The general specification is as follows:

- Recently refurbished
- 6.0m eaves height
- 1no electric roller shutter doors
- Solid concrete warehouse floor
- Approx. 10% roof lights
- Fully fitted two storey offices
- Dedicated yard / parking area

Location.

The unit is located on Lister Park which in turn forms part of the wider and well-established Green Lane Industrial Estate. Featherstone is a short distance away and lies between Normanton & Pontefract.

Junction 31 of the M62 can be accessed directly via the close by Pontefract Road (A655) and is approximately 2.5 miles north.

Rateable Value.

We understand the property has a Rateable Value of £33,250. The current Uniform Business Rates multiplier is 50.4p in the pound.

Accommodation.

Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Warehouse	354.52	3,816
Ground floor office	74.45	801
First floor office	74.45	801
TOTAL GIA	503.42	5,419



Terms.

The freehold interest is for sale, alternatively, the property is available by way of new repairing and insuring lease for a number of years to be agreed. Please contact Knight Frank for quoting price / terms.

EPC.

The property has an EPC rating of C-59. A full EPC and Recommendation Report are available on request.

Services.

We understand the property benefits from all mains services including gas, electricity, water and drainage.

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

TOM GOODE

+44 113 288 5264
tom.goode@knightfrank.com

VICTORIA HARRIS

+44 113 297 2448
victoria.harris@knightfrank.com

SUBJECT TO CONTRACT.

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

knightfrank.co.uk

**Connecting people
& property, perfectly.**

