

Warehouse & office

Flexible warehouse/workshop & office accommodation

To Let

Unit 2 Longlands Industrial Estate, Milner Way, Osset WF5 9JQ



- Single storey workshop/warehousing and office 2,350 sq ft
- Convenient location only ½ a mile from J40 M1
- On site parking with loading facilities to the rear
- Offered by way of a new lease on competitive terms

Location

The property is located on the Longlands Industrial Estate, just off Milner Way approximately a third of a mile from Ossett town centre and only ½ a mile from J40 of the M1 motorway. The location allows enables convenient access to all local West Yorkshire centres, together with the national motorway network.

Description

A substantial single storey workshop/warehouse with ancillary office accommodation situated on the Longlands Industrial Estate just off Milner Way. The property comprises a substantial office suite with reception area, kitchen, toilets, general office with filing room, private office off. Single storey workshop/warehouse to the rear. Outside the property benefits from car parking to the front, together with excellent loading facilities and surfaced areas to the rear.

Accommodation

The office and warehouse house provide a total of approximately 2,350 sq ft (218.3 sq m) comprising the following accommodation:-

General Office	- 517 sq ft (48 sq m)
Private Office	- 110 sq ft (10.19 sq m)
Store area	- 241 sq ft (22.37 sq m)
Kitchen	- 48 sq ft (4.44 sq m)

The office Specification includes:-

- Central heating radiators
- Security grilles to windows
- Perimeter data trunking
- Wall mounted air conditioning units.
- Roller Shutter to main entrance
- Security alarm

Workshop/Warehouse – approx 1,333 sq ft (123.84 sq m)

The warehouse provides the following:-

- Single storey warehouse
- Oil fired central heating boiler
- Main area with metal roller shutter door to rear with external timber doors,
- Roof lights.

Outside

There is a car parking area to front and a concrete yard/loading area to rear.

Services

All mains services are connected to the property, with the exception of gas, with the property benefitting from an oil fired central heating system, together with a burglar alarm installation. Security grilles are fitted to the windows, with roller shutter screen to the front entrance door, together with timber loading doors and a manual roller shutter door to the rear.

Planning

The property's current use falls within Class B2 of the Town & Country Planning Act 1987 Use Classes Order as amended, any prospective Tenants should ensure that their proposed use is acceptable to the Local Planning Authority at Wakefield MDC.

Rating

The property is currently assessed for rates at a rateable value of £6,600.

Lease

The property is available to let on a new lease, on a multiple of a 3 year term with 3 yearly rent reviews in an upward direction only, on a full repairing and insuring basis, at an initial rental of £13,500 per annum.

VAT

The property is elected for VAT and the rent will be subject to VAT.

Costs

The incoming Tenant will be responsible for the Landlord's proper legal costs in connection with the preparation of the lease, plus VAT.

Viewing

Strictly by appointment with the sole agent:

Robin Beagley
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