

126 Weeland Road
Knottingley WF11 8DB

INDUSTRIAL - TO LET/ MAY SELL

8,480 SqFt (787.79 SqM)

- Available whole or part
- Established industrial area
- Prominent location
- Close links to motorway network

TO LET/ MAY SELL

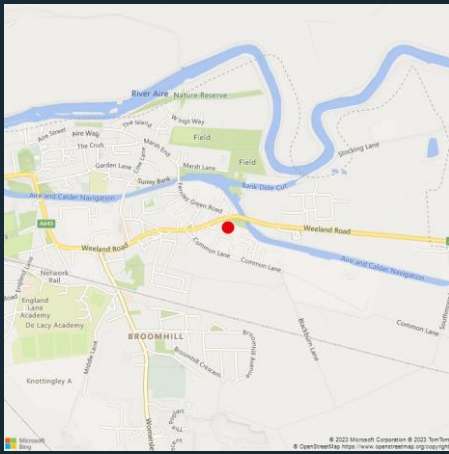


RICS

the mark of
property
professionalism
worldwide

barnsdales™

4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is located on the south side of Weeland Road amongst an established industrial area and nearby residential estates. Located directly on the A645 giving easy access to the A19, A1(M) & M62 Motorways

DESCRIPTION

TO LET/ MAY SELL

The property comprises 2 two industrial units, with the larger of the two adjoining a former dwelling but now providing onsite office accommodation. The property is available as a whole or in part and could easily be continued to be used in its current use a builders merchants/ trade counter or available to house a number of new tenants. The site as a whole measures approximately 1.55 acres forming a very low density estate.

126 Weeland Road - 6,145 sqft Trade Counter & Offices - £40,000 pa

126a Weeland Road - 2,335 sqft Warehouse/Workshop - £17,500 pa

All other lease terms to be negotiated.

RENTPRICE

£17,500 - £57,500 per annum
Sale price on application

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC) TBC

RATING

126 - Rateable value - £35,750

126a - Rateable value - £13,500

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Barnsdales - Chartered Surveyors

James Humphreys
Surveyor

D: 01302 304 430

M: 07944 938 254

E: james.humphreys@barnsdales.co.uk

Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.