

FOR SALE

WAREHOUSING



www.ps2property.co.uk
**146A & 146B WAKEFIELD ROAD,
OSSETT,
WEST YORKSHIRE WF5 9AR**

- Three Interconnecting Warehouse Bays
- Total G.I.A 1,540.11 SQ M (16,578 SQ FT)
 - Site Area 0.199 ha (0.491 acre)
- Refurbished Warehouse Accommodation
- Under 500 metres from J40 of the M1 Motorway

**Edward
Symmons**

0113 245 8454

www.edwardsymmons.com



April 2009



LOCATION

The property is situated fronting Wakefield Road (B6129) to the north of Ossett town centre in West Yorkshire. The property has excellent access to the national motorway network being located under 500 metres from Junction 40 of the M1 motorway with nearby towns and cities including Wakefield, Barnsley and Leeds being 3 miles east, 13 miles south and 11 miles north respectively.

DESCRIPTION

The property comprises a 1970's built detached warehouse/workshop arranged in three interconnecting bays. The building is of steel frame construction beneath an insulated corrugated asbestos clad roof and incorporating two integral two-storey office and ancillary blocks.

The property was originally two separate units with 146A arranged as a single bay warehouse and 146B arranged in two bays, which has more recently been refurbished. The property has since been altered so that the two units are connected via a double door.

The building provides warehouse/workshop space, male, female and disabled WC's, locker and shower rooms with a mix of open plan and partitioned offices, stores and a staff canteen at first floor.

The premises also benefit from a gas fired space heating system to the warehouse/workshop accommodation, a three phase electricity supply, central heating radiators to the office accommodation and electric roller shutter loading doors.

Externally, 146A has a secure yard area with 146B having a loading area and vehicle parking.

FLOOR AREAS

The property has been measured on a Gross Internal Area basis as follows:

| | SQ M | SQ FT |
|-------------------------|-----------------|---------------|
| 146A | | |
| Workshop & Offices | 371.75 | 4,002 |
| First Floor Offices | 180.21 | 1,940 |
| 146B | | |
| Workshops | 762.01 | 8,202 |
| First Floor Offices etc | 226.14 | 2,434 |
| Total G.I.A | 1,540.11 | 16,578 |

BUSINESS RATES

The two units have been assessed individually for business rates purposes as follows:

146A: £16,500
 146B: £28,500

TERMS OF DISPOSAL

The property is For Sale as a whole and offers are invited for the freehold interest. Price on application.

FURTHER INFORMATION

For further information or to arrange an appointment to view the property internally then please contact Jonathan Aspinall on:

Tel: 0113 245 8454
 Fax: 0113 246 8556
jonathan.aspinall@edwardsymmons.com

8 St Paul's Street, Leeds LS1 2LE

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

