

TO LET

Units 3B / 3C Onward Park
Phoenix Avenue
Green Lane Industrial Park
Featherstone
WF7 6EP

Andrew Miller

Chartered Surveyors

0114 236 2340

CommercialPropertySurveyors.com



Modern Workshop Units - 1,550 sq ft

LOCATION

Onward Park is situated on Green Lane Industrial Estate just to the west of Featherstone. The development is 2.5 miles south of Junction 31 of the M62 at Normanton. From Junction 31 the M1/M62 intersection is 5 miles to the west and the A1M/M62 intersection is 5 miles to the east.

Barnsley, Bradford, Doncaster, Leeds, Rotherham, Sheffield, Wakefield & York are all within a 25 mile radius. Doncaster Airport is 30 miles, Leeds/Bradford Airport is 25 miles and Manchester Airport is 65 miles. Wakefield Railway Station is approximately 7 miles.

DESCRIPTION

The units are each approximately 1,550 sq ft, with 5.2 m eaves height, an internal office with kitchenette area and WC. There is pedestrian access and a 4.7m (h) x 3.2m (w) loading door. The units have dedicated car parking & a shared yard area.

The site is security fenced, gated & floodlit, with access control & security cameras.

SERVICES

Mains gas, electricity, water and drainage are connected.

ENERGY PERFORMANCE

Energy Performance Asset Rating D - 100. A copy is available on request.

RATEABLE VALUE

The unit is assessed at a rateable value of £10,750.

LEASE TERMS & RENTAL

The units are available on a new negotiable length leases on terms to be agreed at a rental of £10,850 per annum per unit, plus vat, service charge & insurance.

Note: Unit 3B is available immediately and Unit 3C from early August 2020, due to relocation of the existing tenant's business.

VIEWING

By appointment with the sole letting agent - Tel: 0114 236 2340

Further information and floor plans are available on request from the sole letting agent.

Conditions Under Which Particulars Are Issued.

Andrew C Miller Limited t/a Andrew Miller Chartered Surveyors – for themselves and for their vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for guidance of the intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Andrew C Miller Limited or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii) no person in the employment of Andrew C Miller Limited, has any authority to make or give representations or warranty whatsoever in relation to the property.
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Andrew C Miller Limited will not be liable, in negligence or otherwise, for any loss arising from the use of this brochure – dated 3/6/2020