



Modern Trade/Warehouse Unit To Let 4,067 Sq Ft (377.82 Sq M)

- Modern Development
- Final Unit Remaining
- EV Charging Points
- Large Shared Yard
- Secure Site

Modern Trade/Warehouse Unit To Let

4,067 Sq Ft (377.82 Sq M)

Location

Weeland Park fronts Weeland Road in Knottingley a short distance from Junction 33 of the M62 Motorway. Weeland Park benefits from the sitting with Harworth Estates Konect, a 141 acre rail connected commercial property park.

Description

A modern development of 3 terraces, forming a courtyard, of new industrial & trade units ranging in size from 3,061 to 8,253 sq ft. Unit 5 is the only unit remaining in a popular and now established business location.

Spec to include

6m Eaves

Full Height Shutter Access

Large Shared Large

Dedicated Parking and EV Charging Points

WC & Amenity Block Included

CCTV & Secure Yard

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Office	4,067	377.82
TOTAL	4,067 SQ FT	377.82 SQ M

Terms

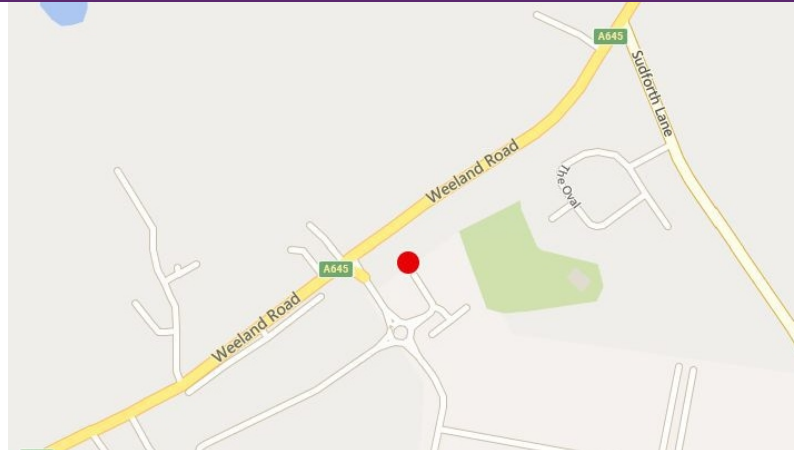
New FRI lease terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Mr Ed Norris MRICS

Mr Max Pickering MRICS

T: 0114 270 9160

T: 0114 2738857

M: 07711 319 339

M: 07835 059363

E: ed@cpartners.co.uk

E: max@cpartners.co.uk

September 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) 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 CPP nor any other 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 has been obtained. 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.