



Unit 4, Carr Wood Road

P K P Trading Estate, Castleford, WF10 4SB

Industrial / Warehouse Premises

3,072 sq ft
(285.40 sq m)

- Undergoing refurbishment
- Established Industrial Location
- Generous Shared Yard
- 4.7m Eaves



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Summary

Available Size	3,072 sq ft
Rateable Value	£13,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	2,591	240.71	Sold
Ground - Office, Welfare and Stores	481	44.69	Sold
Total	3,072	285.40	

Description

Unit 4 provides an end terrace industrial/ warehouse unit with ancillary office and welfare facilities. The unit is of steel portal frame construction with part brick and part clad elevations that sits under a pitched, single skin asbestos cement sheet roof incorporating translucent roof lights.

Location

Unit 4 PKP Trading Estate, Carr Wood Road is located in Glasshoughton, Castleford. The property sits adjacent to Junction 32 Shopping Outlet on an established industrial/ trading estate. It is situated off Junction 32 of the M62 motorway which in turn provides access to the wider motorway network.

Specification

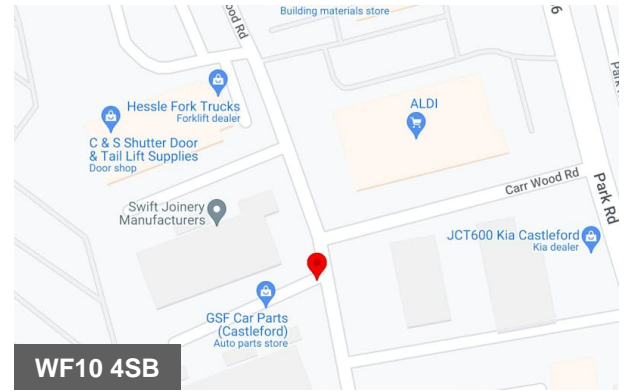
- *Ground level electric roller shutter
- *Solid concrete floor
- *3 phase power
- *LED lighting
- *4.7m eaves
- *Office and x2 WCs
- *Dedicated parking

Terms

The unit is available on a new full repairing and insuring basis, for a number of years to be agreed.

Viewings

For further information or to arrange a viewing, please contact Carter Towler.



Viewing & Further Information



Max Vause

0113 245 1447

maxvause@cartertowler.co.uk