

# MODERN OFFICE SUITES TO LET



## OFFICES SUITES, TAYSON HOUSE, METHLEY ROAD, CASTLEFORD, WF10 1PA

- From 337 – 775 sq.ft (31.28 – 72.01 sq.m)
- Modern offices suites
- Car parking available
- Equidistant between Junction 31 and 32 of the M62.

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**

## LOCATION

Castleford with a population of approximately 45,000 persons is a West Yorkshire town located approximately 3 miles north west of Pontefract, 11 miles north east of Wakefield and 15 miles south-west of Leeds.

The town benefits from excellent communications sitting between Junctions 31 & 32 of the M62, which are approximately a mile from the town centre and provide direct access to the A1(M) and M1. Castleford railway station is situated on both the Hallam and Pontefract lines connecting the town directly with Leeds, Barnsley, Goole, Pontefract & Sheffield and York.

## SITUATION

The property is located on the established Methley Road Industrial Estate, equidistant between Junction 31 and 32 of the M62 motorway.

Tayson House is situated within an established commercial location with nearby occupiers including Burberry, Lambson Building Products Ltd, KC Sofas, Ultimate Physiques Gym & Fitness Centre, White Lion Pub, The Eagle Pub and Coffee + Cup Artisan Coffee House.

## DESCRIPTION

Tayson House is a multi-tenanted 3 storey office building offering a range of quality office space. The suites are of varying sizes and benefit from the following: -

- Communal kitchenette on each floor
- Male and female and disabled WC's
- Central heating
- Suspended ceilings
- Secom alarm system
- Security shutters at ground floor

Car parking is available on a first come first served basis.

## ACCOMMODATION

Suite 1	31.28 sq.m	337 sq.ft
Suites 7&8	72.01 sq.m	775 sq.ft
Suite 11	35.75 sq.m	385 sq.ft
Suite 12	42.24 sq.m	455 sq.ft

## LEASE

The suites are available to let by way of a rolling licence agreement for a minimum of 3 months. Longer term contracts of 12 months plus are also available.

## RATES

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (71). A copy of the EPC is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING:

### Brackenridge Hanson Tate

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Subject to Contract  
July 24

#### Misrepresentation Act

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