



Freehold - For Sale

INDUSTRIAL/WORKSHOP/OFFICES

14,999 sq ft (1,393.6 sq m)

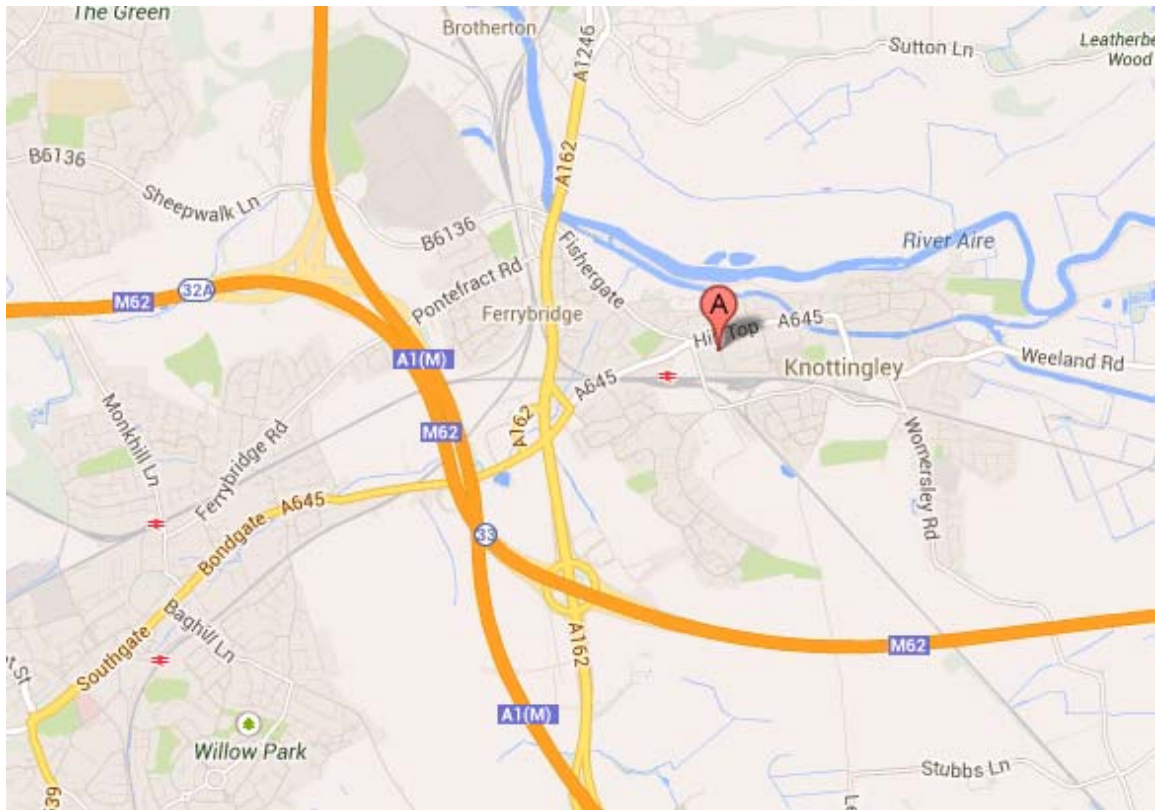
Malvern Road, Knottingley, West Yorkshire,
WF11 8EG



- **Freehold Available**
- **Car parking**
- **Redevelopment potential subject to the necessary consents**
- **Adjacent to Knottingley High Street**

Location

The property is situated on Malvern Road, just off the main thoroughfare of Knottingley, immediately behind a retail parade and surrounded by a mixture of both commercial and residential uses. The Town is well located close to the junction of the M62 and A1 motorways providing excellent transport links to the wider motorway network.



Description

The property comprises a single bay light industrial unit with two storey offices. The workshop is of steel truss frame construction with concrete floor and brick built elevations.

The offices are set over two storeys in a cellular layout, including reception area, canteen and WC's. The property is connected to mains electricity, water and drainage. Heating is by way of two bunded oil tanks situated on site.

The property benefits from a ground level loading door at the rear of the site alongside a loading bay/canopy area to the side elevation.

Accommodation

The property comprises of the following gross internal floor areas:

Description	Sq ft	Sq m
Ground Floor Production	8,602	799.2
Warehouse	926	86.1
Mezzanine Storage	1,750	162.6
Ground Floor Offices	1,197	111.2
First Floor Offices	1,736	161.3
Canopy area	788	73.2
Total	14,999	1,393.6

Site area

The extent of the site is shown for identification purposes only in the image below:



Business Rates

Business Rates are payable. Interested parties should make their own enquiries with the relevant billing authority prior to entering into contract.

Method of Sale

Offers are invited for the freehold interest in the above property, quoting £225,000 exclusive.

EPC Rating

The property has an E rating; full certificate and recommendations report are available upon request.

Viewing

For further information or to view the premises, please contact the retained agents:

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