



# TO LET

**Unit 9 Longlands Industrial Estate, Milner Way,  
Ossett, WF5 9JQ**

**4,661 sq. ft (432.98 sq. m)**

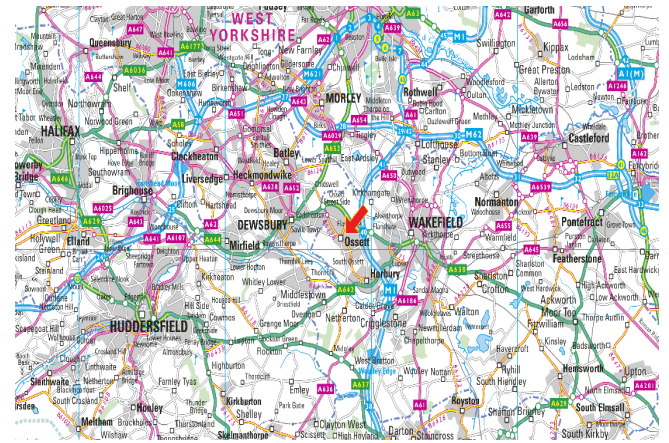
## Detached Hybrid Office / Warehouse Premises

- Superb access to Junction 40 of the M1 Motorway
- Refurbished 2 storey office accommodation
- 16 demised car parking spaces
- Loading via a single ground level roller shutter door

 **0113 245 6000**

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## Location

The property is strategically located less than 1 mile from Junction 40 of the M1 Motorway and within 3 miles of both Wakefield City Centre and Dewsbury Town Centre.

The building itself is accessed off Milner Way, and leads directly to Junction 40 of the M1 Motorway via Wakefield Road (B6129) and the Ossett Bypass (A638).

## Description

The property comprises a detached hybrid office / warehouse premises which benefits from the following specification;

- Refurbished 2 storey office accommodation
- Loading via a single ground level roller shutter door
- 16 demised car parking spaces

## Accommodation

Accommodation	sq. m	sq. ft
Warehouse	142.77	1,537
Office	290.21	3,124
<b>Total</b>	<b>432.98</b>	<b>4,661</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

## EPC

A copy of the EPC certificate and report are available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Viewings

For further information or to arrange a viewing please contact;

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