


TO LET/MAY SELL

Units 1 - 4, Warneford Avenue, Ossett, West Yorkshire, WF5 9NJ

23,891 Sq Ft (2,219.47 Sq M)

Modern Industrial / Warehouse Premises

- Eaves height of 6 metres
- Loading via up to 3 ground level roller shutter doors
- Good sized yard and loading area
- Large power and gas supply

 **0113 245 6000**

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Location

The property is strategically situated just over 0.5 miles north of Ossett Town Centre, just under 1.5 miles to the west of Junction 40 of the M1 Motorway, circa 2 miles to the east of Dewsbury Town Centre and approx. 4 miles to the west of Wakefield City Centre.

The property itself is accessed off Warneford Avenue, which provides direct access to Junction 40 of the M1 Motorway via Dewsbury Road (B6129).

Description

The property comprises a modern semi-detached industrial / warehouse premises, which benefits from the following specification;

- Eaves height of 6 metres
- Loading via up to 3 ground level roller shutter doors
- Good sized yard and loading area
- Large power and gas supply
- High quality ancillary offices

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively, a Freehold sale may be considered.

Rent / Price on application.

Accommodation

Accommodation	Sq. m	Sq. ft
Unit 1 - Warehouse	492.93	5,306
Unit 1 - Office	84.21	906
Unit 1 - Total	577.14	6,212
<i>Mezzanine</i>	<i>102.42</i>	<i>1,102</i>
Units 2-4 - Warehouse	1,467.19	15,793
Units 2-4 - Ground Floor Office	87.63	943
Units 2-4 - First Floor Office	87.63	943
Unit 2-4 Total	1,642.45	17,679
<i>Mezzanine</i>	<i>102.42</i>	<i>1,102</i>
Total	2,219.59	23,891

EPC

A copy of the EPC certificates and reports are available on request.

Viewings

For further information or to arrange a viewing please contact;

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