

To Let

High Quality Distribution Unit

111,600 sq ft (10,368 sq m) plus canopy of **22,025 sq ft** (2,046 sq m)

SAT NAV WF10 5QS

Gilcar 31

**Wakefield
Europort**

J31 M62



- 10m eaves
- 9 loading doors
- Sprinkler system
- Additional storage canopy
- 33% site density
- Extensive site area of 9.1 acres
- 65m deep concrete yard

High Quality Distribution Unit

111,600 sq ft (10,368 sq m) plus canopy of 22,025 sq ft (2,046 sq m)

Gilcar 31 Wakefield Europort

J31 M62

Description

The property comprises a high quality industrial / distribution unit, constructed in 2001 and benefits from the following specification:

- 10m eaves height
- 7 ground level loading doors
- 2 dock level loading doors
- Fully concreted yard area (extending to 65m) plus canopy
- Sprinkler system
- Modern two storey offices and welfare facilities.
- Heating and lighting to the warehouse
- Secure site with gatehouse
- Approximately 9.1 acre site area



Indicative boundary, for identification purposes only

Description	Sq ft	Sq m
Warehouse / Battery Store	105,655	9,815
Ground Floor Office	2,913	271
First Floor Office	2,913	271
Gatehouse	119	11
Total	111,600	10,368
Canopy	22,025	2,046



SAT NAV
WF10 5QS

Tenure

The premises are occupied by way of a lease expiring 16 October 2021, whereby the passing rental is £610,357 per annum.

The premises are available by way of assignment or sub-lease of our client's lease. Alternatively, a new lease may be available direct from the Landlord.

Rateable Value

The premises have a rateable value of 510,000.

EPC

The premises have an EPC rating of D92.

Legal Costs

Each party to bear their own legal costs incurred in the completion of this transaction.

VAT

All figures quoted are exclusive of VAT where applicable.

Location

The premises front Gilcar Way, forming part of Wakefield Europort, approximately 0.25 miles of Junction 31 of the M62 (M).

The M1 is accessed at Junction 39, approximately 6 miles west and the A1 is approximately 6 miles to the east.



Important Notice

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934.

Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.

Iain McPhail

iain.mcphail@knightfrank.com

Rebecca Schofield

rebecca.schofield@knightfrank.com



Andy Hall

andy.hall@m1agency.co.uk

Charlie Moffitt

charlie.moffitt@m1agency.co.uk

