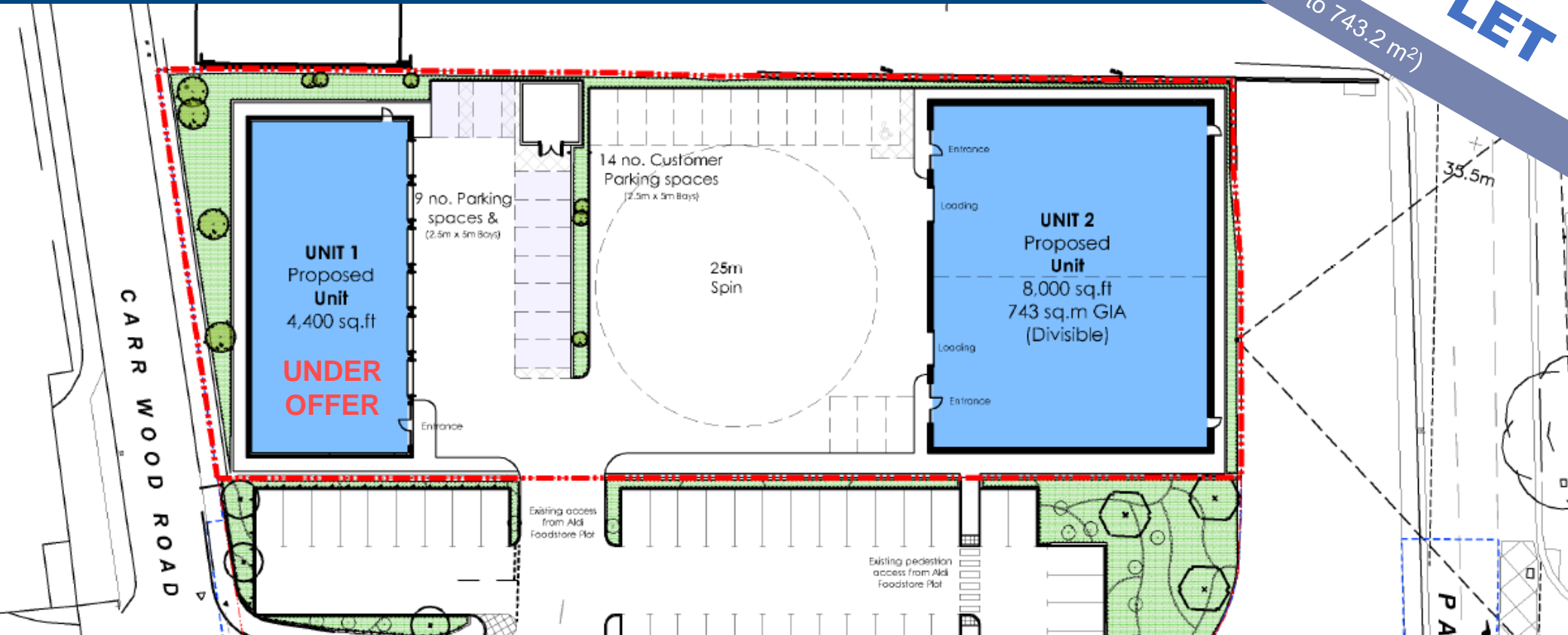


# PROMINENT TRADE COUNTER UNITS

PARK ROAD, CASTLEFORD, WEST YORKSHIRE, WF10 4RJ

**FOR SALE / TO LET**  
4,000 to 8,000 ft<sup>2</sup> (371.6 to 743.2 m<sup>2</sup>)



0113 200 1800

[colliers.com/uk/industrial](http://colliers.com/uk/industrial)

Simon Hill:  
Phone: 0113 200 1823  
Email: [simon.hill@colliers.com](mailto:simon.hill@colliers.com)

Henry Watson:  
Phone: 0113 200 1816  
Email: [henry.watson@colliers.com](mailto:henry.watson@colliers.com)



0113 244 6440

Other Company Details

Richard Harris:  
Phone: 0113 235 5249  
Email: [rich.harris@eu.jll.com](mailto:rich.harris@eu.jll.com)

A development by





## LOCATION

The site is located between Carr Wood Road and Park Road in Glasshoughton, approximately 1 mile south of Castleford town centre. Junction 32 of the M62 is 0.25 miles south of the property, providing easy access to the motorway network.

Neighbouring occupiers include the Junction 32 Outlet Village, Xscape Leisure, Aldi, CEF, Jewson, SAS Autoparts, Kia and Vauxhall car dealerships. The proposed Axiom development located at Junction 32 will provide an additional 600,000 sq ft of retail and leisure space.

## DESCRIPTION

The proposed development will comprise three trade counter units across two buildings. The units will be of steel portal frame construction with profile sheet cladding to all elevations. Further specification details can be made available on request.

## SPECIFICATION

- Minimum 6.0m eaves
- Customer/personnel entrance
- Full height level access loading door
- 3 phase power
- Allocated car parking spaces
- Shared forecourt and circulation space.

## LEASE TERMS

The premises are available separately or combined on new Full Repairing and Insuring Leases for a term to be agreed.

## BUSINESS RATES

To be assessed - Available upon request.

## SERVICE CHARGE

A service charge is to be levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## ENERGY PERFORMANCE RATING

To be assessed - EPCs are available on request.

## ACCOMMODATION

UNIT	M2	FT
UNIT 1 – UNDER OFFER	408.8	4,400
UNIT 2	371.6	4,000
UNIT 3	371.6	4,000



0113 200 1800

colliers.com/uk/industrial

Simon Hill:  
Phone: 0113 200 1823  
Email: [simon.hill@colliers.com](mailto:simon.hill@colliers.com)

Henry Watson:  
Phone: 0113 200 1816  
Email: [henry.watson@colliers.com](mailto:henry.watson@colliers.com)



0113 244 6440

### Other Company Details

Richard Harris:  
Phone: 0113 235 5249  
Email: [rich.harris@eu.jll.com](mailto:rich.harris@eu.jll.com)

### Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 07/01/2019

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA



0113 200 1800

[colliers.com/uk/industrial](http://colliers.com/uk/industrial)

**Simon Hill:**  
Phone: 0113 200 1823  
Email: [simon.hill@colliers.com](mailto:simon.hill@colliers.com)

**Henry Watson:**  
Phone: 0113 200 1816  
Email: [henry.watson@colliers.com](mailto:henry.watson@colliers.com)



0113 244 6440

**Other Company Details**

**Richard Harris:**  
Phone: 0113 235 5249  
Email: [rich.harris@eu.jll.com](mailto:rich.harris@eu.jll.com)



0113 200 1800

[colliers.com/uk/industrial](http://colliers.com/uk/industrial)

**Simon Hill:**  
Phone: 0113 200 1823  
Email: [simon.hill@colliers.com](mailto:simon.hill@colliers.com)

**Henry Watson:**  
Phone: 0113 200 1816  
Email: [henry.watson@colliers.com](mailto:henry.watson@colliers.com)



0113 244 6440

**Other Company Details**

**Richard Harris:**  
Phone: 0113 235 5249  
Email: [rich.harris@eu.jll.com](mailto:rich.harris@eu.jll.com)



0113 200 1800

[colliers.com/uk/industrial](http://colliers.com/uk/industrial)

**Simon Hill:**  
Phone: 0113 200 1823  
Email: [simon.hill@colliers.com](mailto:simon.hill@colliers.com)

**Henry Watson:**  
Phone: 0113 200 1816  
Email: [henry.watson@colliers.com](mailto:henry.watson@colliers.com)



0113 244 6440

**Other Company Details**

**Richard Harris:**  
Phone: 0113 235 5249  
Email: [rich.harris@eu.jll.com](mailto:rich.harris@eu.jll.com)