



Unit 1 Oakwell Business Park

Dark Lane, Birstall, WF17 9LW

Modern Industrial Unit with High Quality Two Storey Offices

11,749 sq ft
(1,091.52 sq m)

- Excellently located for J27 of the M62
- Single ground level loading door
- High Bay Lighting



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Summary

Available Size	11,749 sq ft
Rates Payable	£37,401 per annum
Rateable Value	£68,500
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction.
EPC Rating	C (57)

Description

The property comprises of high quality modern warehouse/light industrial unit incorporating high quality two storey offices and a full height loading door to the front elevation. The unit is of a steel portal framed construction with solid concrete floor and double skin pitched roof. The specification highlights include:

- *Attractive office to the front elevation
- *6.9 metre eaves
- *External concrete service yard with separate parking area
- *3 phase power
- *Set within an attractively landscaped secure site

Location

The property is located at Oakwell Business Park, just off Dark Lane, which provides immediate access to the A62 Gelderd Road. Gelderd Road in turn provides direct access to J27 of the M62 which is approximately half a mile to the north east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	9,643	895.86	Available
Ground - Ground Floor Office	1,053	97.83	Available
1st - 1st Floor Offices	1,053	97.83	Available
Total	11,749	1,091.52	

Terms

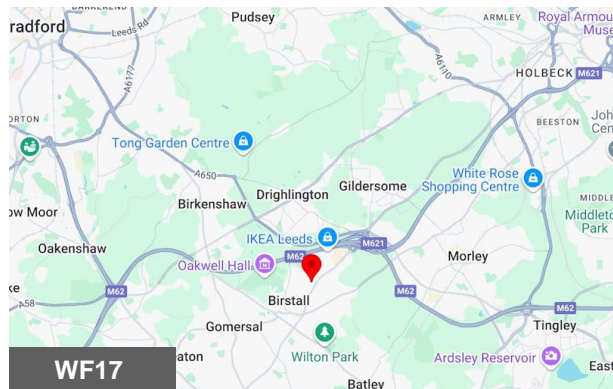
The property is being offered by way of a new full repairing and insuring lease, for a number of years to be agreed. For further information, please contact the sole letting agent.

Services

All mains services are connected to the premises including gas, electricity and mains water and drainage. Prospective tenants are advised to make their own enquiries as to suitability of the services for their intended use.

Viewings

Please contact the sole letting agent to arrange a viewing.



Viewing & Further Information



Max Vause

0113 245 1447

maxvause@cartertowler.co.uk



Josh Holmes

01132 451 447

joshholmes@cartertowler.co.uk