



## FOR SALE / TO LET

7,064 SQ FT (656.24 SQ M)

**Industrial Warehouse /  
Trade Unit with Large  
Secure Yard and High Quality  
Offices**

19 C and D  
LANGTHWAITE ROAD  
SOUTH KIRKBY  
PONTEFRACT  
WF9 3AP

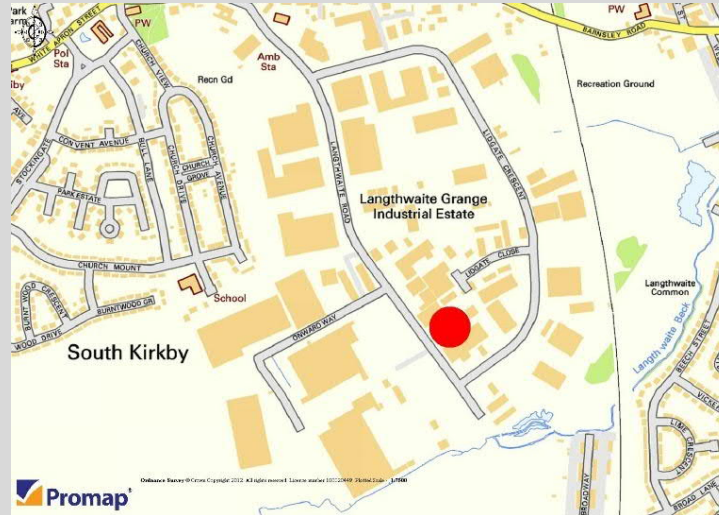


### Location

The premises are situated on the well established and popular Langthwaite Industrial Estate in South Kirkby, located approximately 11 miles east of Barnsley and 11 miles North West of Doncaster.

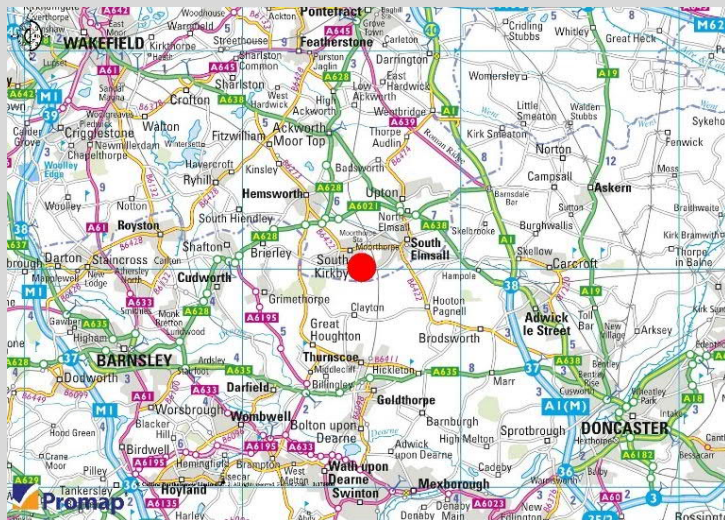
There is access to the A1 approximately 5 miles to the east.

Surrounding occupiers include Slide Motorsports, The Ice Company, Ardagh Glass, Dempsey Dyer Ltd and Lifestructures Projects.



### Description

The property comprises a steel portal framed unit with a large secure yard area fronting Langthwaite Road. Internally the unit benefits from ground and first floor air conditioned offices and warehouse space which incorporates a large proportion of translucent roof panels and provides staff mess facilities. There are two separate roller shutter doors, one of which opens to a personnel access door into the office accommodation.



### Accommodation

Description	Net Internal Area	
	Sq Ft	Sq m
Workshop space	4,479	416.10
Ground Floor Offices / WC's / Canteen	1,108	102.93
First Floor Offices	1,182	109.81
Second Floor Stores	295	27.4
<b>Total</b>	<b>7,064</b>	<b>656.24</b>

### Energy Performance Certificate (EPC)

The property has been assessed and has an EPC rating of 'D'. A copy of the EPC is available upon request.

### Mains Services

All mains services are connected to the premises. There is also an estate charge payable by any occupier and, full details available on application.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Business Rates

As from 1<sup>st</sup> April 2017:  
Warehouse and Premises £28,500



### Viewings and Further Information

Strictly by prior appointment with the agents:

**Contact:** Jonathon White  
**Tel No:** 0113 221 6141  
**Email:** [jonathon.white@sw.co.uk](mailto:jonathon.white@sw.co.uk)

**Contact:** Tom West  
**Tel No:** 0113 221 6112  
**Email:** [tom.west@sw.co.uk](mailto:tom.west@sw.co.uk)

**Sanderson Weatherall LLP**  
**6<sup>th</sup> Floor, Central Square, 29 Wellington Street, Leeds**  
**LS1 4DL**



### Price

£340,000 exclusive

### Rent

£26,000 per annum exclusive

### VAT

VAT is payable in addition to the above quoted prices.

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Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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