

TO LET AFFORDABLE OFFICES WITH PARKING



UNITS 4/5, FERRYBRIDGE BUSINESS PARK, FISHERGATE, FERRYBRIDGE, WF11 8JR

RENTAL - £39,250 PER ANNUM

- \ Available Autumn 2019.
- \ Secure site with ample on site parking.
- \ Adjacent to A1 and close to M62.

AVAILABLE SPACE
521.55m² (5,614sq ft)



LOCATION

Ferrybridge Business Park benefits from an extensive and highly prominent frontage to the B6138 Fishergate/Ferrybridge Road, which links the centre of Ferrybridge with the north/south A1, less than ¼ mile to the west.

The premises benefit from a strategic motorway location being within 2 miles of the intersection of the A1 with Junction 33 of the M62, allowing convenient access throughout the region.

DESCRIPTION

The available accommodation comprises the ground and second floor of a prominent office building fronting Fishergate/Ferrybridge Road.

The accommodation is of good quality and benefits from suspended ceilings, recessed lighting, carpeting and modern electric storage heating.

The accommodation comprises both open plan and private offices with separate ladies and gents toilet facilities and a fully fitted kitchen.

The offices benefit from dedicated office parking to the front along with a large communal car park to the rear.

| UNIT | M ² | SQ FT |
|-------------------------|----------------|--------------|
| Lobby | 28.25 | 304 |
| Ground Floor | 246.65 | 2,655 |
| First Floor | 246.65 | 2,655 |
| Total Floor Area | 521.55 | 5,614 |



RATEABLE VALUE

Description / Offices and Premises

Rateable value / £25,500

VAT

Prices and rental are exclusive of VAT when chargeable.

TERMS

Flexible lease packages available.

Rental - £39,250 per annum.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 0113 241 0940
Email / jonny.cooper@eddisons.com
Email / steven.jones@eddisons.com

Michael Steel & Co
Tel / 0113 234 8999

REVISED AUGUST 2019
SUBJECT TO CONTRACT
FILE REF / 711.4201A (112727)

For more information, visit eddisons.com/property
T: 0113 241 0940

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons