

**TO LET** MODERN INDUSTRIAL WAREHOUSE

**UNIT 2**

**25,450 SQ FT (2,364.38 SQ M)**



**FREEWAY PARK**

**Castleford**  
WF10 5QH



- + 9.6 meter eaves
- + 3 ground level loading doors
- + Internal loading bay

- + Heating and lighting to warehouse
- + Ground floor ancillary offices
- + All mains services

- + 20 car parking spaces
- + Seperate secure service yard

**CBRE**



# TO LET MODERN INDUSTRIAL WAREHOUSE UNIT

**UNIT 2**  
**FREEWAY PARK**  
**CASTLEFORD WF10 5QH**



## LOCATION

The property benefits from being situated in an excellent location, in close proximity to J31 M62 motorway, providing easy and quick access to the regions motorway network. The property sits on the junction of Express Way and California Drive, the main spine road through Wakefield Europort.

## DESCRIPTION

The property is a modern mid-terrace industrial / warehouse unit constructed of a steel portal frame with profile steel cladding to the elevations. The unit benefits from the following specification:

- 9.6m eaves height
- Ground floor ancillary offices with staff canteen
- Heating and lighting in warehouse
- 3 ground level loading doors
- 20 car parking spaces to the front of the unit
- Separate secure service yard to the rear of the unit
- Internal loading bay
- All mains services

## TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed. The unit will be available for occupation in February 2020.

## EPC

An EPC is available on request.



## CONTACT US

### SOPHIE ANGUS

CBRE

Industrial & Logistics

DD: 0113 394 8763

[sophie.angus@cbre.com](mailto:sophie.angus@cbre.com)

### ELLIE MCCOLLIN

CBRE

Industrial & Logistics

DD: 0113 394 8835

[dave.cato@cbre.com](mailto:dave.cato@cbre.com)

## ACCOMMODATION

Measured in accordance with the RICS code of measuring practice 6th edition. The following areas are measured on a Gross Internal Area basis.

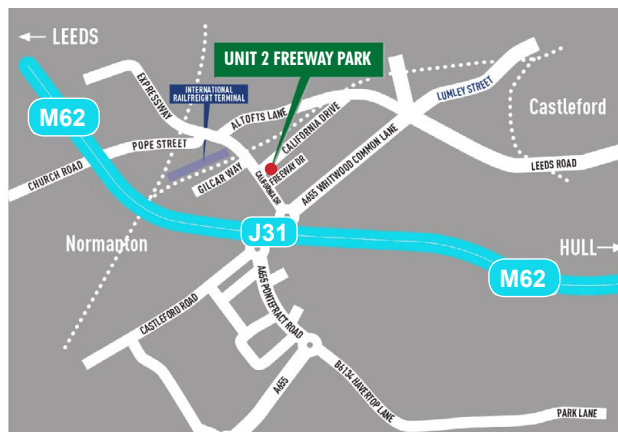
ACCOMMODATION	Sq ft	Sq m
Warehouse	24,112	2,304.30
Ground Floor Offices in WC's	1,338	124.30
<b>TOTAL</b>	<b>25,450</b>	<b>2,428</b>

## BUSINESS RATES

The current rateable value for the property is £113,000 effective from 1st April 2017.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.



[Click here for Google map](#)

For further information or to arrange a viewing please contact the sole agents CBRE.

SUBJECT TO CONTRACT Disclaimer: CBRE Limited, JULY 2019

Important notice relating to the Misrepresentation Act 1967. CBRE act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

