

Green Lane, Featherstone, WF7 6TA

**For Sale / To Let – Warehouse and Offices 25,107 sq ft
(2,332.5 sq m) with approx. 1-acre Expansion Land**



Warehouse

- Steel frame
- Profile sheet roof and elevations
- Approx. 5.95m eaves
- Heating and Lighting
- 3 x ground level loading door

Offices

- Suspended ceiling
- Integral lighting
- Double Glazing
- Central Heating

External

- Total site area 2.56 acres
- Large secure tarmac yard
- 24 car parking spaces
- Expansion land of approx. 1 acre

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Location

Featherstone is located within the Pontefract district of Wakefield Metropolitan Borough, approximately 6 miles to the east of Wakefield, 15 miles to the south east of Leeds and 30 miles north of Sheffield. The town benefits from a station on the Pontefract line linking Wakefield Westgate to Hull.

Green Lane is situated on the west side of Featherstone town centre. It is a popular and established industrial location benefitting from easy access to Junction 31 M62 via Wakefield Road and the B6133 Common Side Lane. Junction 31 M62 is around 3 miles to the north and offers access to Normanton Industrial Estate to the south of the junction and Wakefield Europort to the north.

Description

The property comprises a detached modern warehouse facility with offices on a large self-contained site extending to around 2.56 acres. It is of steel portal frame construction, configured in a single bay with double pitched roof, and is clad with insulated profile metal sheeting on the roof and walls.

Within the warehouse there is a mezzanine floor of steel construction with a timber floor. Works offices, canteen and trade counter area have been constructed on or below the mezzanine using stud partitioning and incorporating a suspended ceiling with recessed and diffused fluorescent strip lights. The property is available with these in situ but can be removed on request.

To the front of the property is a two storey office block which is of brick construction. The offices benefit from a suspended ceiling with fluorescent strip lights, double glazed window units and a carpeted floor. Heating is by way of gas fired wall-mounted radiators.

Externally there is a large car park to the front of the building with 16 marked car parking spaces and a further 8 marked spaces on the eastern boundary of the site. To the rear there is a large tarmac yard and a grassland expansion area of approximately 1 acre.



Accommodation

We have been measured the property to have the following gross internal area:

	Sq m	Sq ft
Warehouse	1,904.4	20,467
Office	431.1	4,640
Total	2,332.5	25,107
Mezzanine	541.4	5,827

Rateable Value

Warehouse and Premises	£104,000
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Terms

The unit is available by way of a new full repairing and insuring lease on a term to be agreed. Alternatively, the freehold interest is available to purchase. Further information is available upon application.

VAT

VAT will be charged where applicable.

Legal Costs

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

Information / Viewing

Strictly by appointment:

Tom Asher
0113 261 6244
Tom.Asher@eu.jll.com

Rich Harris
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