

COCKCROFT MILL

Alverthorpe Road, Wakefield, WF2 9NT



Key Highlights

- 15,255 sq ft
- A well located trade counter/warehouse unit, located off A638
- Secure Site
- Benefits from excellent road links to the M1 and M62 motorways

SAVILLS LEEDS
Ground Floor, City Point
29 King Street LS1 2HL

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Location

The property is located in a mixed commercial/residential area off the A638 and 1 mile west of Wakefield Westgate train station. Junction 40 of the M1 is located approximately 2.2 miles to the west and Junction 30 of the M62 is located approximately 5.2 miles to the North West.

Description

The subject property comprises of a modern warehouse, a trade counter and a production area. The property has brick and steel clad elevations with concrete flooring throughout.

Specification includes:

- Concrete floor
- Brick and steel clad elevations
- Office, WC's and kitchen facilities
- Varying eaves height throughout
- 2 roller shutter doors

Tenure

The unit is available on lease terms to be agreed. Rent on application.

Business Rates

We have been informed that the premises are assessed with a Rateable Value £39,500.

EPC

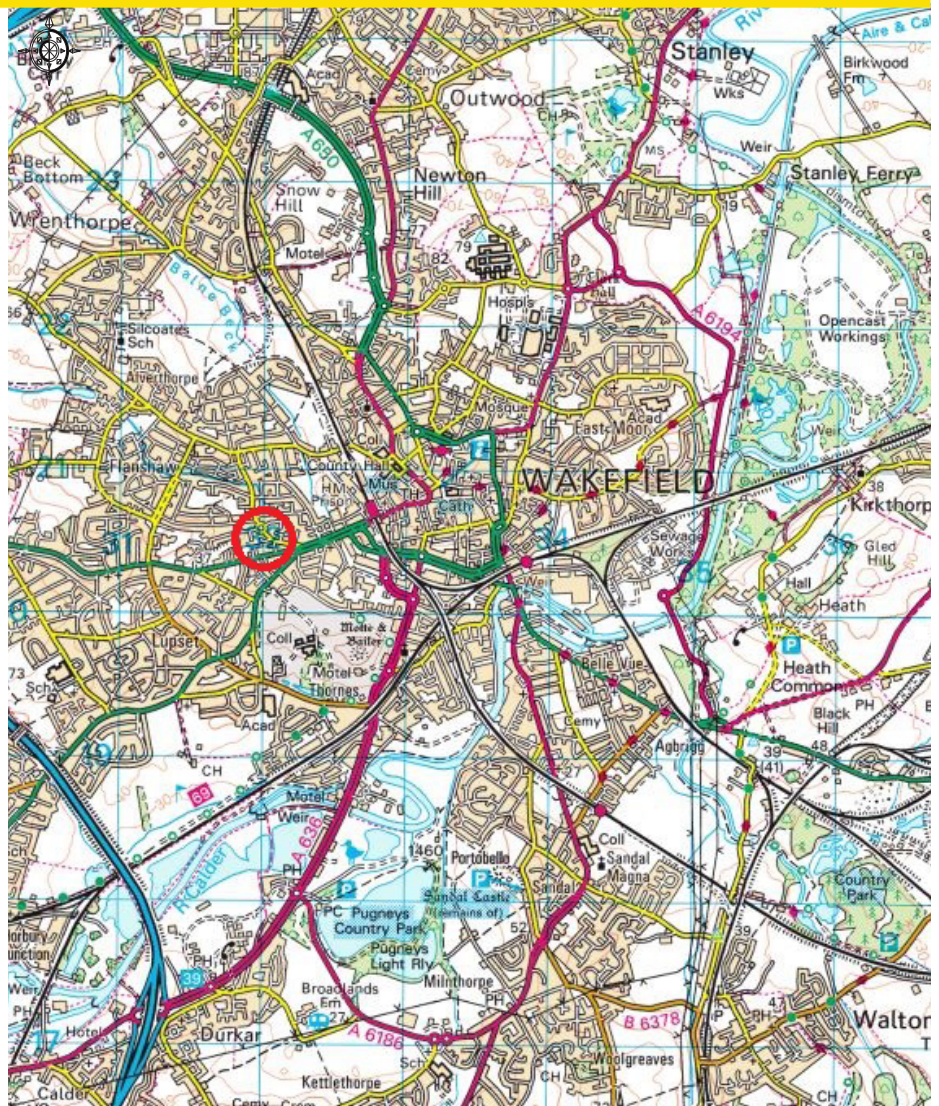
The current energy performance rating is D-98. A full copy Energy Performance Certificate is available upon application.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

VAT will be charged where applicable.



Accommodation

The property extends to the following areas:

FLOOR	DESCRIPTION	SQ M	SQ FT
Ground	Production Area	699.61	7,530
First	Production Area	266.99	2,874
Ground	Staff Welfare	20.56	221
Ground	Modern Warehouse	292.8	3,152
Ground	Office & Trade Counter	137.28	1,478
Total		1417.24	15,255

Contact

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Full Site View



Trade Counter/Production Area



Modern Warehouse



Modern Warehouse



Trade Counter



Ground Floor Production Area



First Floor Production Area