

# PROMINENT TRADE COUNTER UNIT

PARK ROAD, CASTLEFORD, WEST YORKSHIRE, WF10 4RJ

**FOR SALE / TO LET**  
6,000 – 8,000 ft<sup>2</sup> (557.41 to 743.2 m<sup>2</sup>)



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A development by

ESHTON





## LOCATION

The site is located between Carr Wood Road and Park Road in Glasshoughton, approximately 1 mile south of Castleford town centre.

Junction 32 of the M62 is 0.25 miles south of the property, providing easy access to the motorway network.

Neighbouring occupiers include the Junction 32 Outlet Village, Xscape Leisure, Aldi, CEF, Jewson, SAS Autoparts, Kia and Vauxhall car dealerships.

## DESCRIPTION

The proposed development will comprise two trade counter units. The units will be of steel portal frame construction with profile sheet cladding to all elevations. Further specification details can be made available on request.

## SPECIFICATION

- Minimum 6.0m eaves
- Customer/personnel entrance
- Full height level access loading door
- 3 phase power
- Allocated car parking spaces
- Shared forecourt and circulation space.

## LEASE TERMS

The premises are available on a new Full Repairing and Insuring Lease for a term to be agreed.

## BUSINESS RATES

To be assessed - Available upon request.

## SERVICE CHARGE

A service charge is to be levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

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

## ENERGY PERFORMANCE RATING

To be assessed - EPCs are available on request.

## ACCOMMODATION

UNIT	M2	FT
UNIT 1 – LET	408.8	4,400
UNIT 2	557.41	6,000

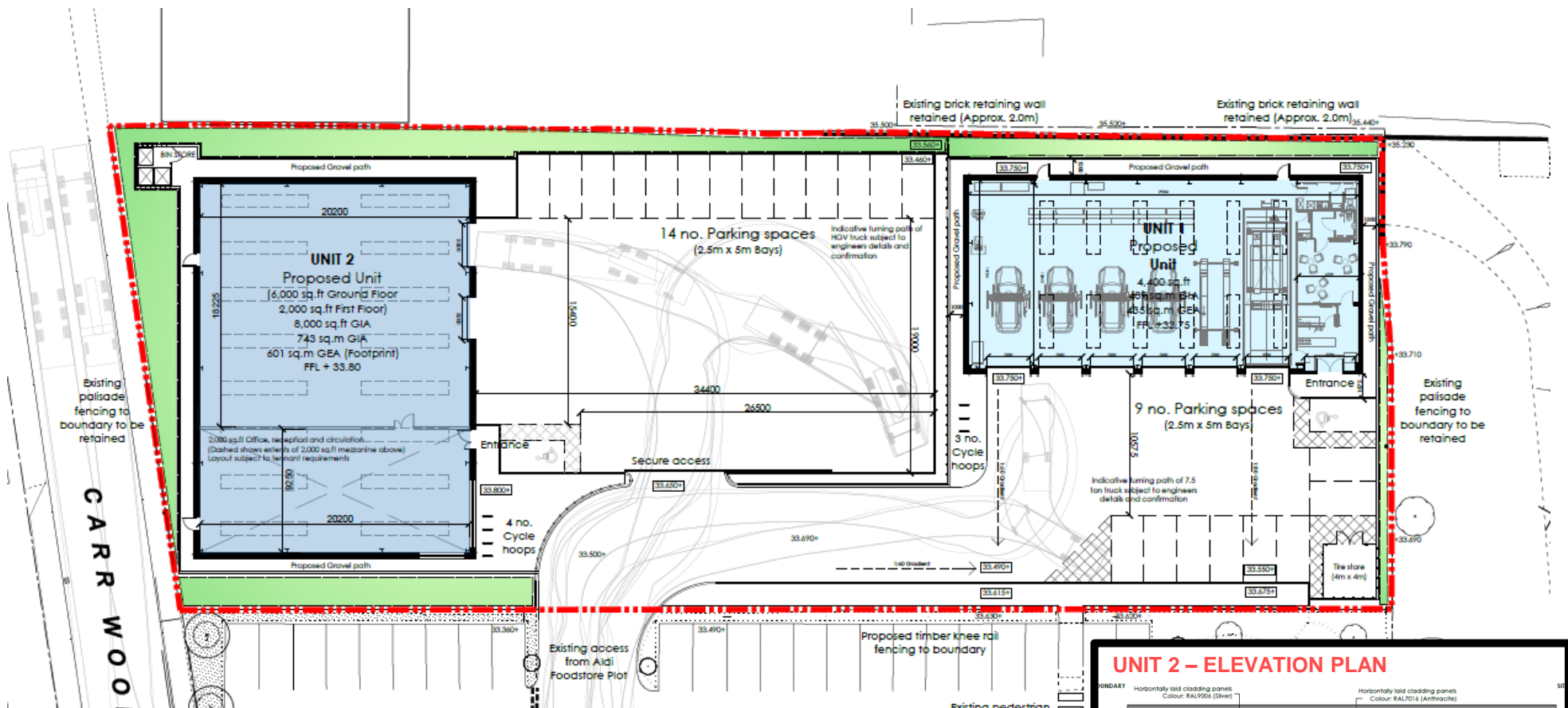


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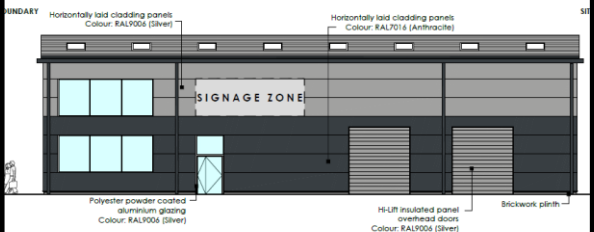
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## UNIT 2 – ELEVATION PLAN



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