

TO LET (AFTER REFURBISHMENT)

915 to 4,430 sq. ft. INDUSTRIAL WORKSHOPS

**UNITS 53A-D LIDGATE CRESCENT
LANGTHWAITE GRANGE INDUSTRIAL ESTATE
SOUTH KIRKBY, PONTEFRACT, WF9 3NS**



SITUATION

Langthwaite Grange Industrial Estate is situated between Wakefield, Barnsley and Doncaster between the communities of South Kirkby and South Elmsall. It is midway between the A1, M62 and the M1 ensuring that road communications throughout the region are good.

Langthwaite Grange and the nearby Dale Lane Industrial Estate are home to a number of major distribution businesses including W H Malcolm Group, Great Bear Distribution, Forest Freight, Fylde Cold Stores, Next Superdrug, Del Monte and Netto.

DESCRIPTION

This is a cluster of four industrial workshops or warehouse units being part of a small development carried out in the mid-1980s. The building is steel framed with brick/block clad walls the top half being clad with steel profile sheeting. The roof is pitched with steel profile sheeting.

The units can be let individually or collectively.

Each unit is open plan internally apart from a WC and welfare block in one corner. Each has a full height roller shutter goods door and a separate pedestrian door.

ACCOMMODATION

Unit	Description	Dimensions	Sq ft
A	Industrial Workshop/Warehouse	30'9" x 29'9"	915
B	Industrial Workshop/Warehouse	30'9" x 29'9"	915
C	Industrial Workshop/Warehouse	30'9" x 42'3"	1300
D	Industrial Workshop/Warehouse	30'9" x 42'3"	1300
			<u>4430</u>

EXTERNAL

There is a common yard and car parking area.

SERVICES

Mains services comprising water, electricity and drainage are connected.

RATES

An extract from the 2010 Valuation List is reproduced below:

Billing authority reference	Address	Description	With effect from	RV
1004347011	UNIT 53A (FORMERLY UNIT 11), LIDGATE CRESCENT, LANGTHWAITE GRANGE IND EST, SOUTH KIRKBY, PONTEFRACT, WEST YORKSHIRE, WF9 3NR	WAREHOUSE AND PREMISES	01 Apr 2010	£7,500
1004340111	UNIT 53B THE LIDGATES, LIDGATE CRESCENT, LANGTHWAITE GRANGE, SOUTH KIRKBY, PONTEFRACT, WEST YORKSHIRE, WF9 3NR	WAREHOUSE AND PREMISES	01 Apr 2010	£3,300
1004340888	UNIT 53 C/D THE LIDGATES, LIDGATE CRESCENT, LANGTHWAITE GRANGE, SOUTH KIRKBY, PONTEFRACT, WEST YORKSHIRE, WF9 3NR	WAREHOUSE AND PREMISES	01 Apr 2010	£9,300

National non domestic rates will be payable by the occupier in accordance with the Uniform Business Rate which for 2012/2013 is 45.8p in the £.

LEASE

The properties are available by way of new leases ideally for a period of three years although consideration will be given to more flexible easy in/easy out terms depending on occupier requirements.

There is a service charge in respect of the maintenance and upkeep of the estate common areas.

RENTS/COSTS

Unit	Rent (pa)	Service Charge (pa)	Insurance (pa)
A	£3,650	£430	£140
B	£3,650	£430	£140
C	£4,700	£630	£200
D	£4,700	£630	£200
	£16,700	£2,120	£680

REFURBISHMENT

The buildings are currently in a poor state of repair and decoration.

A programme of refurbishment is to be undertaken so that they can be let in good condition.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 chris@chrisrowlands.co.uk

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IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.