



1 Rosemead
Ingbirchworth
Penistone
Sheffield
S36 7GQ

Tel: 01226 791984
Fax: 01226 764242
Mobile: 07957 167322
Skype: chris.rowlandsandco
Web: www.chrisrowlands.co.uk
Email: chris@chrisrowlands.co.uk

TO LET

1508 sq. ft. INDUSTRIAL WORKSHOP

**UNIT 53F 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 small industrial workshop or warehouse unit being part of a small development carried out in the mid-1980s. The unit 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.

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

ACCOMMODATION

	Dimensions	Description	Sq ft
Ground Floor	45'6" x 33'3"	Industrial Workshop/Warehouse	<u>1508</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
1004347121	UNIT 53(F), LIDGATE CRESCENT, LANGTHWAITE GRANGE, SOUTH KIRKBY, PONTEFRACT, WEST YORKSHIRE, WF9 3NR	WORKSHOP AND PREMISES	01 Apr 2010	£5,400

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 property is available by way of a new lease ideally for a period of three years at a rent of £5,000 (Five Thousand Pounds) per annum.

There is a service charge of approximately £700 per annum in respect of the maintenance and upkeep of the estate common areas. The insurance premium for the unit is estimated at £225 per annum.

Consideration will be given to more flexible easy in/easy out terms depending on occupier requirements.

VIEWING

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

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.