



**UNIT 9  
SOUTH BAILEYGATE  
PONTEFRACT  
WF8 2LN**

**TO LET**

**PROMINENT UNIT WITH DEDICATED CAR PARK**

**2427 SQ FT (225.5M<sup>2</sup>)**

## LOCATION

The property is located on South Baileygate Industrial Estate which is just off the A645 close to the centre of Pontefract. This location provides excellent access to the motorway network including the M62, M1 and A1(M) and is immediately adjacent to retail trade park including occupiers such as Aldi, Poundstretcher and Toolstation.

## DESCRIPTION

A modern light industrial unit built of a steel portal frame with outer elevation of brickwork and steel profile cladding. The unit benefits from a dedicated car park to the front, roller shutter loading access and a substantial mezzanine providing additional space within. There are kitchens/staff facilities, WCs and offices contained with the unit and the open space is heated by way of a modern gas fired space heater. The unit has an eaves height of 4.75m and under the mezzanine a height of 2.58m.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, May 2015, the unit provides the following gross internal areas:

Ground Floor	1585 sq ft (147.3m <sup>2</sup> )
Mezzanine	842 sq ft (78.2m <sup>2</sup> )
<b>TOTAL</b>	<b>2427 sq ft (225.5m<sup>2</sup>)</b>

## TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£16,000 p.a.** It is understood that VAT is not applicable on this property.

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 Rateable Value of **£11,750 pa.** Interested parties are advised to direct further enquiries to the local authority.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)).

## SUBJECT TO CONTRACT

Details prepared February 2020

SPD/LPJ

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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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