

# GREEN LANE

FOR SALE  
/ TO LET  
**WAREHOUSE  
& OFFICES**

FEATHERSTONE WF7 6TA



**25,107 SQ FT (2,332.5 SQ M) WITH APPROX. 1 ACRE EXPANSION LAND**





## LOCATION

Featherstone is located within the Pontefract district of Wakefield Metropolitan Borough, approximately 6 miles to the east of Wakefield, 15 miles to the south east of Leeds and 30 miles north of Sheffield.

Green Lane is situated on the west side of Featherstone town centre. It is a popular and established industrial location benefitting from easy access to Junction 31 M62 via Wakefield Road and the B6133 Common Side Lane. Junction 31 M62 is around 3 miles to the north and offers access to Normanton Industrial Estate to the south of the junction and Wakefield Europort to the north.

## DESCRIPTION

The property comprises a detached modern warehouse facility with offices on a large self contained site extending to around 2.56 acres. It is of steel portal frame construction, configured in a double bay with single pitched roof, and is clad with insulated profile metal sheeting on the roof and walls.

### Additional features include:

- > Accessed via 3 ground level loading doors
- > Heating to warehouse area by gas fired blowers
- > Lighting to warehouse by sodium pod lighting
- > Mezzanine floor in part of steel construction with a timber floor
- > Two Storey office block to the front of the property which is of brick construction
- > The offices benefit from a suspended ceiling with fluorescent strip lights, double glazed window units and carpeted floor
- > Heating to offices by gas fired wall mounted radiators

Externally there is a large car park to the front of the building with 16 marked car parking spaces and a further 8 marked spaces on the eastern boundary of the site. To the rear there is a large tarmac yard and a grassland expansion area of approximately 1 acre.

## ACCOMMODATION

We have been measured the property to have the following gross internal area:

	sq m	sq ft
<b>Warehouse</b>	1,904.4	20,467
<b>Office</b>	431.1	4,640
<b>TOTAL</b>	<b>2,332.5</b>	<b>25,107</b>
<b>Mezzanine</b>	541.4	5,827

## RATEABLE VALUE

Warehouse and Premises £104,000.

## TERMS

The unit is available by way of a new full repairing and insuring lease on a term to be agreed. Alternatively, the freehold interest is available to purchase. Further information is available upon application.

## VAT

VAT will be charged where applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



## INFORMATION / VIEWING

Strictly by appointment:

**Tom Asher** 0113 261 6244 / tom.asher@eu.jll.com & **Rich Harris** 0113 235 5249 / rich.harris@eu.jll.com

## MISREPRESENTATION ACT

These particulars do not constitute an offer or contract. They are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. December 2017. [www.bowmans77.co.uk](http://www.bowmans77.co.uk)