

• **To Let or For Sale**

• Available at competitive rates on both long and short term leases • £2.75 per sq ft

• Flexible High Bay Warehousing from 60-122,800 sq ft • 10,000 sq ft Loading Canopy • 3,217 sq ft Offices



Langthwaite Business Park

SATNAV: WF9 3PA

Unit 16 Onward Way, Langthwaite Business Park, South Kirkby

Location

The Langthwaite Business Park is situated on the edge of the South Kirkby & South Elmsall urban areas. The estate is well established and has good access to the A1M, northbound to the M62 and southbound to the M18.

Doncaster Airport is around 19 miles and Leeds/Bradford Airport is approximately 35 miles. Moorthorpe Railway Station is approximately one mile.

There are a variety of occupiers on the Estate, who include Segur Logistics, Forest Freight & Great Bear Distribution.

Features

- 10.1m eaves height
- 8 Dock loading bays
- 2 Raised loading doors
- 10,000 sq ft loading canopy with 4 ground level loading doors
- Full palisade fencing and security gates

Planning

The property has planning for B8 (Storage and Distribution). We understand that uses that fall within B1, B2 and B8 are acceptable in principle subject to the necessary consents. Interested parties should contact the local authority for further information.

Rateable value

The Valuation Office web site lists the rateable value as £450,000 in the 2010 Valuation List.

Terms

A flexible attitude will be adopted towards lease length and terms, dependant upon the occupier's covenant strength.

Quoting rental is £2.75 per sq ft. A freehold disposal may be considered on terms to be agreed.

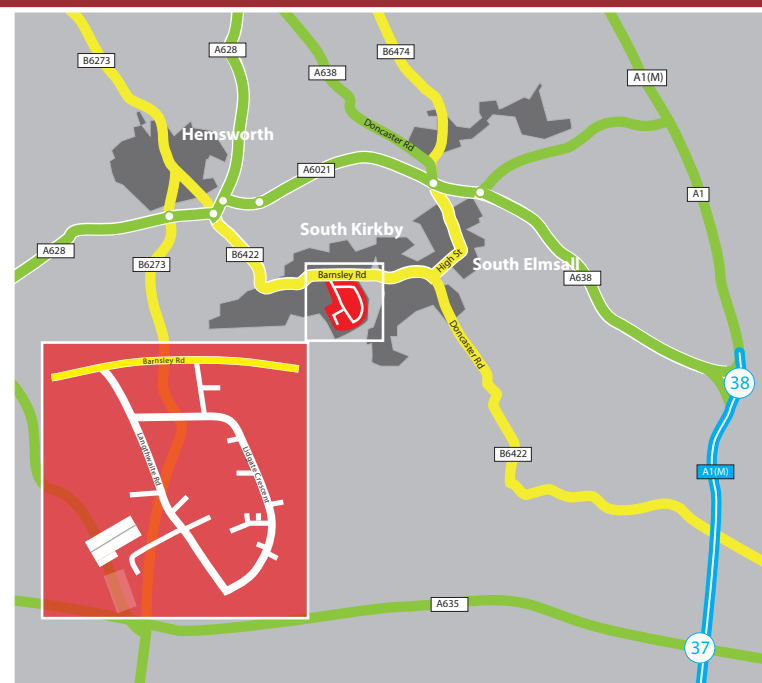
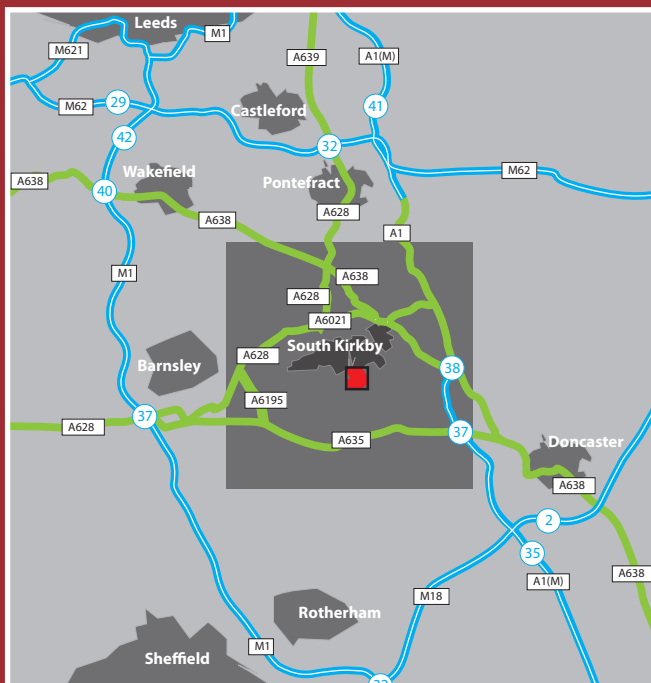
Further information

For further information, plans and specification, please contact the joint agents.

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GVA: iain.mcphail@gva.co.uk

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Accommodation

	Sq Ft	Sq M
Warehouse	122,800	11,408
Office – ground floor	1,608.5	149.4
Office – first floor	1,608.5	149.4
TOTAL	126,017	11,706.8

Distances and driving times

Barnsley	11 miles	25 mins
Rotherham	15 miles	36 mins
Doncaster	16 miles	36 mins
Leeds	30 miles	42 min
Sheffield	31 miles	45 mins
York	37 miles	55 mins
Hull	53 miles	1hr 6 mins
Immingham	60 miles	1hr 10 mins

Motorway Junctions		
A1M - J38	5.6 miles	13 mins
M18 - J2	13 miles	19 mins
M62 - J32a	17 miles	26 mins

Figures taken from Google Maps



Conditions Under Which Particulars Are Issued.

Andrew C Miller Limited t/a Andrew Miller Chartered Surveyors & GVA Grimley Limited – for themselves and for their vendors or Lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for guidance of the intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- Andrew C Miller Limited & GVA Grimley Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.**

Energy Performance Certificate

Non-Domestic Building

HM Government

Unit 8
Langthwaite Grange
South Kirkby
WF9 3MR

Certificate Reference Number:
0300-0031-0000-0024-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 61

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 11721
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

107 If typical of the existing stock