

• To Let or For Sale

£3.25 per sq ft leasehold

• 89,700 sq ft Modern High Bay Warehouse • 4,428 sq ft Offices • 1,000 kVA Power Supply



unit  
**16A**  
1000kVA

**Langthwaite Business Park**

SATNAV: **WF9 3PA**

**Unit 16A** Onward Way, Langthwaite Business Park, South Kirkby, West Yorkshire

## 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 A1(M), 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

- 12.9m eaves height
- 1,000 KVA power capacity on site
- High Bay 300 lux internal lighting
- 6 dock loading bays
- 2 surface loading doors
- Large floodlit concreted service yard parking
- 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 £332,500 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 £3.25 per sq ft.

A freehold disposal may be considered on terms to be agreed.

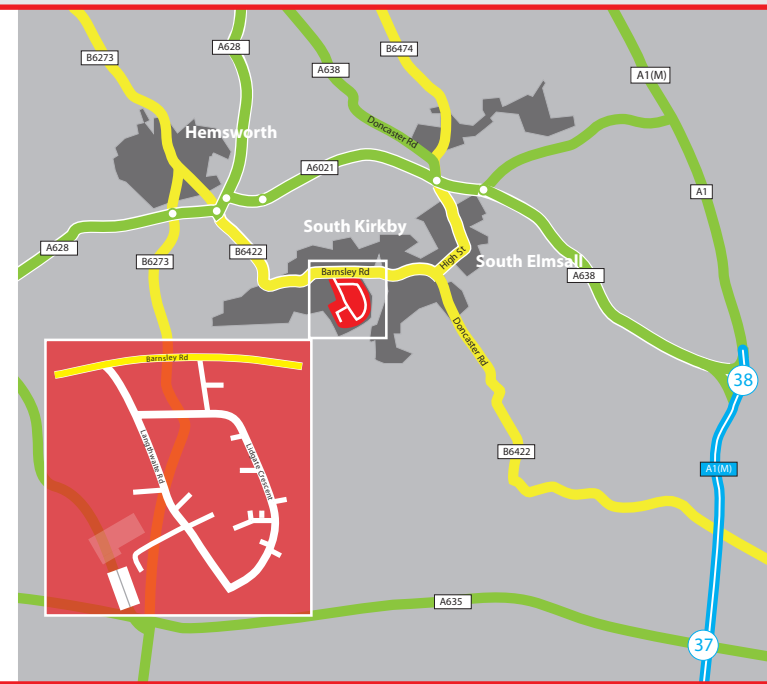
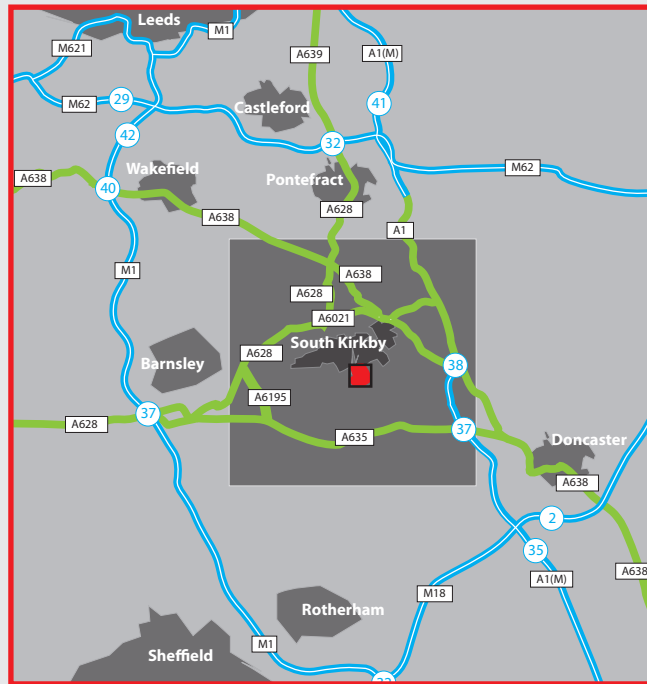
## Further information

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

**GVA:** rob.oliver@gva.co.uk

**GVA:** iain.mcphail@gva.co.uk

**Andrew Miller:** andrew@warehousing-uk.com



## Accommodation

	Sq Ft	Sq M
Warehouse	89,700	8,333
Office – ground floor	2,214	205,5
Office – first floor	2,214	205,5
<b>TOTAL</b>	<b>94,128</b>	<b>8,744</b>

## Distances and driving times

<b>Barnsley</b>	11 miles	25 mins	<b>Motorway Junctions</b>		
<b>Rotherham</b>	15 miles	36 mins	<b>A1M - J38</b>	5.6 miles	13 mins
<b>Doncaster</b>	16 miles	36 mins	<b>M18 - J2</b>	13 miles	19 mins
<b>Leeds</b>	30 miles	42 min	<b>M62 - J32a</b>	17 miles	26 mins
<b>Sheffield</b>	31 miles	45 mins			
<b>York</b>	37 miles	55 mins			
<b>Hull</b>	53 miles	1hr 6 mins			
<b>Immingham</b>	60 miles	1hr 10 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;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Andrew C Miller Limited, GVA Grimley Limited or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Andrew C Miller Limited & GVA Grimley Limited, has any authority to make or give representations or warranty whatsoever in relation to the property.
- all rentals and prices are quoted exclusive of VAT.
- 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



11

Langthwaite Grange Industrial Estate  
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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

65

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	10273
Building complexity (NOS level):	3

### Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

105 If typical of the existing stock