

# TO LET

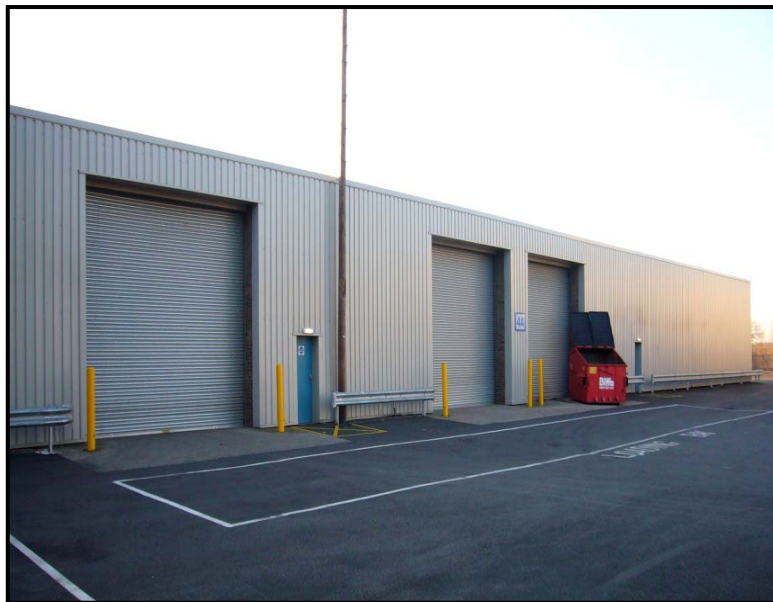
**Andrew Miller**

Chartered Surveyors

**0114 236 2340**

[CommercialPropertySurveyors.com](http://CommercialPropertySurveyors.com)

**UNIT 4A (1) & UNIT 4A (2)  
LANGTHWAITE BUSINESS PARK  
SOUTH KIRKBY PONTEFRACT WF9 3AP**



**OVERALL FEATURES**

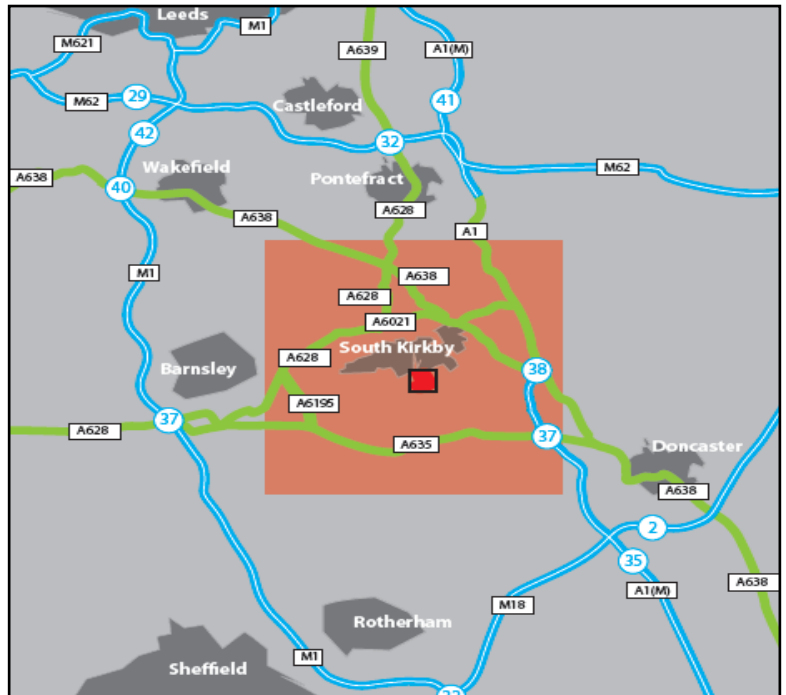
- Unit 1 – 7,384 sq ft, with office, staff room & WC
- Unit 2 – 5,135 sq ft, with staff room & WC
- Unit 3 – 4,015 sq ft, with office, staff room & WC - **LET**
- 18 ft (5.5m) eaves
- Surface loading door to each unit
- Palisade fenced and gated shared yard area

## LOCATION

The Langthwaite Business Park is situated on the edge of the South Kirkby / South Elmsall urban area and is 9 miles from J32 of the M62 and 4.5 miles from J37 & J38 of the A1M.

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, Great Bear Distribution, Lite Structures and Forest Freight.



## ACCOMMODATION

The units each have a surface level roller shutter door, WC and staff facilities.

Externally there is parking and a shared yard area.

## RATEABLE VALUE

The Valuation Office web site lists the 2010 rateable values as:

Unit 1 - £20,000

Unit 2 - £13,500

## TERMS

A flexible attitude will be adopted towards lease length and a competitive rental of £3.25 per sq ft is being quoted, plus vat, rates, insurance and service charge.

**Further plans and details are available on request from the sole letting agent.**

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## Conditions Under Which Particulars Are Issued.

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

- i) 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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# Energy Performance Certificate

## Non-Domestic Building



7a  
Langthwaite Road  
Langthwaite Grange Industrial Estate  
South Kirkby  
WF9 3AP

**Certificate Reference Number:**  
0240-0000-0301-0100-0004

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

◀ **99**

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> ):	689
Building complexity (NOS level):	3

### Benchmarks

Buildings similar to this one could have ratings as follows:

**51** If newly built

**106** If typical of the existing stock

# Energy Performance Certificate

Non-Domestic Building

HM Government

7b

Langthwaite Road  
Langthwaite Grange Industrial Estate  
South Kirkby  
WF9 3AP

Certificate Reference Number:

0900-0031-0000-0095-0006

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

◀ 93

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

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>): 480  
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