

# TO LET

## Andrew Miller

Chartered Surveyors

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

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



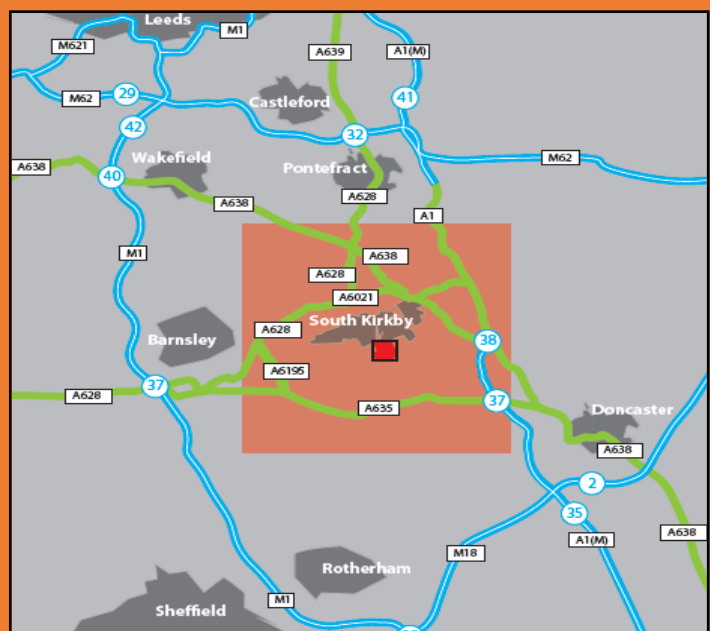
### OVERALL FEATURES

**5,135 sq ft, with staff room & WC**

**18 ft (5.5m) eaves**

**Two surface loading doors**

**Palisade fenced and gated  
shared yard area**



## **LOCATION**

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, including Dempsey Dyer, The Ice Co, Production Park and Forest Freight.

## **ACCOMMODATION**

The unit has 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 2017 rateable values as £20,250

**EPC – The property has an EPC rating of D – 93.**

## **TERMS**

A flexible attitude will be adopted towards lease length and a competitive rental of £26,950 per annum is being quoted, plus vat, rates, insurance and service charge.

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

Printed: September 2019

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