

**For Sale**  
or  
**To Let** at £2.75 per sq ft

**Andrew Miller**

Chartered Surveyors

**0114 236 2340**

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

**30,250 – 123,000 sq ft Warehouse Units**

**Junction 31 M62 – less than ¾ miles**



**WILLOWBRIDGE LANE  
CASTLEFORD  
WEST YORKSHIRE  
WF10 5NW**

#### **LOCATION**

The warehouse is prominently situated on the A655 less than ¾ miles north of Junction 31 of the M62 (Normanton/Europort) and is within one of the areas most sought after distribution and manufacturing locations. The M1/M62 & A1M/M62 intersections are both 5 miles from Junction 31.

Barnsley, Bradford, Doncaster, Halifax, Harrogate, Huddersfield, Leeds, Rotherham, Sheffield, Wakefield & York are all within a 25 mile radius of the site. Manchester, Hull, Immingham, Lincoln and Nottingham are within a 50 mile radius. Wakefield Railway Station is approximately 7 miles.

## DESCRIPTION

The premises provide 3 main warehousing areas and a detached office accommodation standing on a site area of approximately 4 acres with parking and yard areas.

Warehouse space is available from 30,250 sq ft to 123,170 sq ft

2,810 sq ft to 11,442 sq m

Offices / Staff 1,356 sq ft (126 sq m)

Subject to the necessary consents, it may be possible to add additional office space, as well as additional dock loading or surface loading doors.

The unit has two dock loading doors in addition to the 7 surface loading doors, 24 hour operation, and palisade perimeter fencing.

An EPC is attached below.

## RATEABLE VALUE

The Valuation Office web site lists the rateable value as £184,000 in the 2010 Valuation List.

## PRICE

Offers are invited for the freehold interest.

## RENTAL

The warehouse areas are available separately or as a whole, on flexible short or long term leases at £2.75 per sq ft, plus vat, rates & insurance. A service charge is levied to cover the costs of maintenance and 24 hour security.

**Further details and floor plans are available on request.**

Revised: Dec 2011

## 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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- v) Andrew C Miller 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



Profile Storage  
Willowbridge Lane  
Whitwood  
CASTLEFORD  
WF10 5NW

Certificate Reference Number:  
0109-9351-6630-9500-8103

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

◀ 170

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 (m<sup>2</sup>): 113  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

45 If newly built

76 If typical of the existing stock