

TO LET

Andrew Miller

Chartered Surveyors

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CommercialPropertySurveyors.com

**Unit 1b Onward Park
Phoenix Avenue
Green Lane Industrial Park
Featherstone West Yorkshire
WF7 6EP**



30, 000 sq ft - Warehouse / Industrial Unit

LOCATION

Onward Park is a modern new development just 2.5 miles south of Junction 31 of the M62 at Normanton and is within one of the areas most sought after distribution and manufacturing locations. The M1/M62 intersection is 5 miles west of Junction 31 and the A1M/M62 intersection is 5 miles east.

Barnsley, Bradford, Doncaster, Halifax, Harrogate, Huddersfield, Leeds, Rotherham, Sheffield, Wakefield & York are all within a 25 mile radius of the site. Manchester, Lincoln and Nottingham are within a 50 mile radius, as are the Ports of Hull, Immingham and Grimsby.

The development is situated on the rapidly expanding Green Lane Industrial Estate just to the west of Featherstone. Local companies include Aspray 24, Linpak, Hanson, Chorino, Perpack & Febi Bilstein.

Doncaster Airport is 30 miles, Leeds/Bradford Airport is 25 miles and Manchester Airport is 65 miles. Wakefield Railway Station is approximately 7 miles.

FEATURES

30,000 sq ft

33 ft eaves height – 10 m approx

3 surface loading doors – 5.2m (h) x 5.0m (w)

10% roof lights

50kn/sq m floor loading

300 lux internal lighting

Secure fenced, gated & floodlit site

Remote monitored security cameras

Interlinked security / alarm systems

Designated car parking, lorry parking & yard areas

An EPC is attached below.

TERMS

Leasehold: Negotiable lease terms, subject to occupier's covenant strength, are available on competitive rentals, plus vat, service charge and insurance.

Full scale site, building and elevation plans are available on request from the sole letting agent or at

www.commercialpropertysurveyors.com or www.warehousing-uk.com

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Energy Performance Certificate

Non-Domestic Building

HM Government

WF7 6EN

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.

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

72

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 5786
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