

**Andrew Miller**

Chartered Surveyors

**0114 236 2340**

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**TO LET**

## Two Modern Industrial Units

**1,550 sq ft each – 3,100 sq ft combined**



**Units 3a & 3b Onward Park  
Phoenix Avenue  
Green Lane Industrial Park  
Featherstone  
WF7 6EP**

### LOCATION

Onward Park is situated on Green Lane Industrial Estate just to the west of Featherstone. The development is 2.5 miles south of Junction 31 of the M62 at Normanton. From Junction 31 the M1/M62 intersection is 5 miles to the west and the A1M/M62 intersection is 5 miles to the east.

Barnsley, Bradford, Doncaster, Harrogate, Leeds, Rotherham, Sheffield, Wakefield & York are all within a 25 mile radius. Doncaster Airport is 30 miles, Leeds/Bradford Airport is 25 miles and Manchester Airport is 65 miles. Wakefield Railway Station is approximately 7 miles.

## DESCRIPTION

The units are each approximately 1,550 sq ft and were built in 2011. They have an office with kitchenette area, WC, pedestrian and vehicle access.

**5.2m eaves height**

**Loading door – 4.7m (h) x 3.2m (w)**

**15% roof lights**

**200 lux internal lighting**

**Secure fenced, gated & floodlit site**

**Access control & security cameras**

**Designated car parking & yard area**

## SERVICES

Mains gas, electricity, water and drainage are connected to the units.

**Unit 1a - Energy Performance Asset Rating C - 67. Band C Rating is 51 to 75.**

**Unit 1b - Energy Performance Asset Rating D - 100. Band C Rating is 76 to 100.**

Copies of the EPC are available free of charge upon request.

## RATEABLE VALUE

The units are assessed jointly at a rateable value of £15,000 in the April 2010 List. The assessment will be split if required.

## TERMS

Available separately or combined on negotiable lease terms and competitive rentals, plus vat, service charge & insurance.

Further information and layout plans are available on request from the sole letting agent.

Printed: November 2013

### Conditions Under Which Particulars Are Issued.

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