

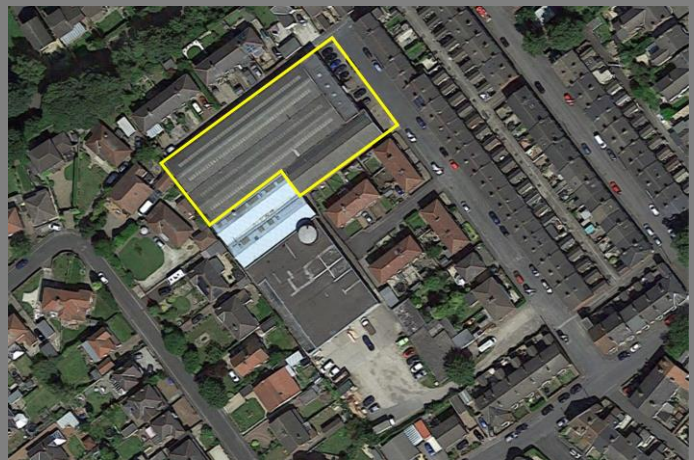


## Unit 1&2 Royal Business Park

King Street, Pontefract WF8 4AH

### PROPERTY FEATURES

- Industrial / warehouse unit
- Includes offices and parking
- Approx 22100 sq ft (2053 m2)
- Located at Royal Business park
- Situated close to Pontefract Town Centre
- Excellent road links to the region
- 3 phase electric
- Well presented and maintained
- Flexible lease terms
- For all enquiries call FSL Estate Agents



**01924 200101**



**Annual Rental Of £50,000**



## PROPERTY DETAILS

Offered to let on flexible lease terms is this 22100 sq ft industrial / workshop / warehousing unit situated within Royal Business Park close to the centre of Pontefract. The premises comprise a large single storey workshop and warehousing unit with loading bay, together with 2 storey office block and parking. The premises would be suitable for a variety of commercial, industrial and trade counter uses and benefit from 3 phase electric, good natural lighting and gas powered heating. There is a newly installed 9.8m wide roller shutter door to the front with 4m headroom and clear headroom throughout the unit is approximately 4m. For all enquiries contact FSL Estate Agents.

## LOCATION

The unit is located on King Street and is accessed off Wakefield Road. There are easy road links to the region via both the M62 and A1M motorway networks. In addition, Pontefract Tanshelf railway station is within walking distance of the premises.

## SIZE

The VOA lists the unit as having a net internal floor area of 2053m<sup>2</sup> (22100 sq ft)

## LEASE TERMS

Flexible lease terms by negotiation on a full repair and insure basis.

## RATEABLE VALUE

The rateable value effective from April 2023 is £34,000.

## ENERGY PERFORMANCE RATING

The unit has recently been assessed with an EPC rating of D.

## SERVICES

We have been advised that all mains services are connected to the premises to include both single and three phase electric, gas, water and mains drainage.

## VAT

We have been advised that property is exempt from VAT and therefore VAT will not be charged on the agreed rent.

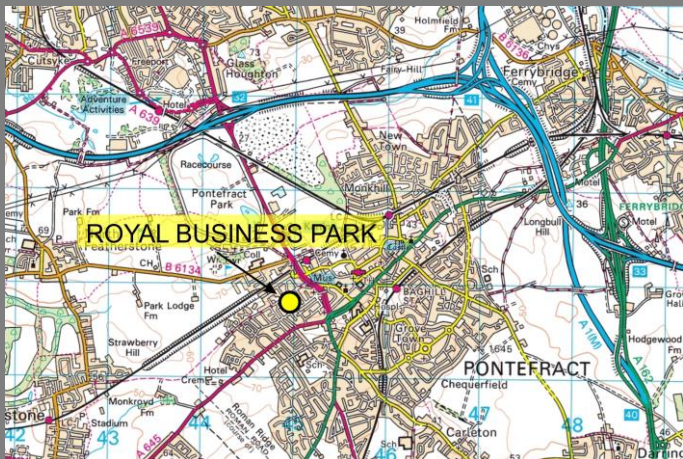
## VIEWINGS

For further information and to arrange a viewing, contact our friendly commercial team on 01924 200101.

## IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.





For further information and  
to arrange a viewing contact  
FSL Estate Agents  
Telephone **01924 200101**



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# ENERGY PERFORMANCE CERTIFICATE

**Energy performance certificate (EPC)**

Units 1 & 2 Royal Business Park King Street PONTEFRAC T WF3 4AH	Energy rating <b>D</b>	Valid until: 16 July 2033 Certificate number: 8703-6031-9812-3097-7945
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Property type: Storage or Distribution  
Total floor area: 2,053 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**  
This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

**How this property compares to others**  
Properties similar to this one could have ratings:

If newly built: 23 A  
If typical of the existing stock: 94 D

## SCAN HERE

Scan the QR Code  
with your smart phone  
to view this property  
and further details on  
our website  
[www.fslestateagents.com](http://www.fslestateagents.com)



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PrimeLocation.com  
 Zoopla.co.uk

**PRSI** Property Redress Scheme

FSL Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. FSL Estate Agents, for themselves and for the vendors or lessors of this property whose agent they are give notice that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of FSL Estate Agents has any authority to make or give representation of warranty in relation to this property.