



Kerf Interiors Unit. Crigglestone Industrial Estate Crigglestone, Wakefield WF4 3HT

PROPERTY FEATURES

- Freehold industrial / warehouse / commercial unit
- Approx 5435 sq ft net internal floor area
- High quality, versatile and air conditioned work space
- Ideal for investor or owner occupier
- Mezzanine and additional covered storage
- Secure compound / forecourt and ample parking
- Separate workshop with potential to upgrade
- Includes tenanted cafe providing extra income
- Excellent access to M1 / M62 motorways
- For all enquiries contact FSL Estate Agents



01924 200101

Offers Around £475,000



PROPERTY DETAILS

Now offered for sale is this modern industrial / warehouse / commercial unit with offices, storage and parking offering 5435sq ft of high quality air-conditioned workspace. The unit is offered for sale freehold and would be ideal for both an investor or owner occupier. The property is situated on Crigglestone Industrial Estate on the outskirts of Wakefield and minutes from Junction 39 of the M1 motorway.

SIZE

Our measurement of the unit indicates a net internal floor area of approximately 5435 sq ft (505m²) plus an additional 645 sq ft (60m²) of covered storage. Please refer to the floorplans for approximate sizes and indicative layout.

TENURE

Freehold sale with vacant possession of the workshop, offices and external areas. The self-contained cafe is currently tenanted with approximately 4 years remaining of a 5 year lease, achieving £180 rental income per week.

WORKSHOP

Approximately 2745 sq ft high quality floor area with further 1195 sq ft mezzanine storeroom above. The workshop benefits from 3 phase electric, air conditioning, painted concrete floor and walls, bright LED lighting set into modular suspended ceiling, and electric roller shutter door. The headroom within the main area is 4.29m with clear headroom of 2.18m under the mezzanine. The roller shutter door has an opening width of 2.98m and open height of 3.6m. The mezzanine includes a WC and high-level loading doors.





OFFICES

Attractively presented single storey air-conditioned office building having a floor area of approximately 720 sq ft (66.8m²). comprising a reception area, open plan office and private office together with WC and staff kitchen facilities. The office benefits from contemporary glass partitions to the reception entrance and private office and the windows and entrance door are fitted with electric security shutters.

WORKSHOP / STOREROOM

Separate 228 sq ft (21.25m²) storeroom / workshop with full length electric roller shutter door situated adjacent to the main building. A useful additional storage or workspace with potential to be converted into a further office or reception area.

EXTERNAL AREAS

The property includes a secure yard area with ample parking and space for storage containers, etc. A covered lean-to storage area has been created to the side and rear of the building maximising useable space. In addition, there is a smaller secure yard area to the side of the cafe. To the front of the offices and cafe there is an open tarmac carpark suitable for staff and visitors.

CAFE

The property incorporates within its footprint a 547 sq ft (50.8m²) self-contained cafe which has successfully traded for a number of years, providing additional rental income. This well presented and maintained unit incorporates a dining area, kitchen, sales counter and customer WC, and benefits from matching electric roller shutters to the front windows and entrance door.



RATEABLE VALUE

The property is currently subdivided into three for the purposes of business rates. The workshop has a rateable value of £8,300, the offices have a rateable value of £5,500 and the cafe has a rateable value of £4,950, all effective from April 2023. Note that some of the areas used to calculate the rateable value differ from the measurements taken by FSL and therefore may be subject to reassessment in the future.

ENERGY PERFORMANCE RATING

The property has an EPC rating of C (72).

VAT

We are advised that the agreed sale price will not be subject to VAT.

VIEWINGS

For further details and to arrange a viewing, please call our friendly team on 01924 200101. Please note that viewings are only available by prior appointment only.

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.



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Energy performance certificate (EPC)

Energy rating	Valid until	26 July 2027
C	Certificate number	9110-3893-0032-0500-3321

Keef Interiors Ltd
High Street
Cripplegate
W4 9HT

Property type B1 Offices and Workshop businesses
Total floor area 506 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 energy rating is C.

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.

Scale 1000 0
A+ 1000
A 800
B 600
C 400
D 200
E 100
F 50
G 0
72 C

Ground Floor

Approx. 468.4 sq. metres (5042.2 sq. feet)

Covered Storage

Covered Storage

Workshop
18.10m (59'5") max
x 14.21m (46'7")

Cafe
Kitchen Area

Cafe
Dining Area

Cafe
WC

WC

**Open Plan
Office**
6.65m x 5.97m
(21'10" x 19'7")

**Staff
Kitchen**
3.90m x 2.93m
(12'10" x 9'7")

Office
3.35m x 2.94m
(11' x 9'8")

Lobby

Workshop
7.22m x 2.95m
(23'8" x 9'8")

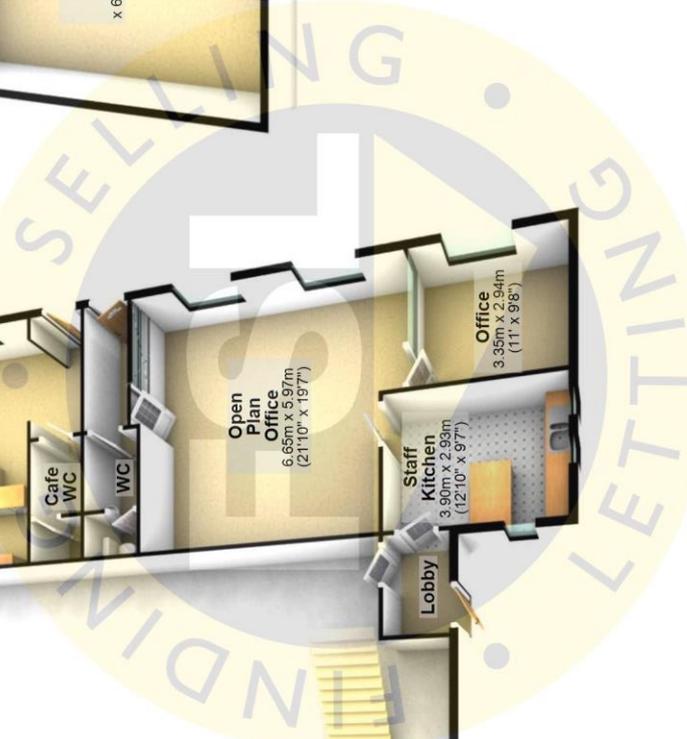
Mezzanine

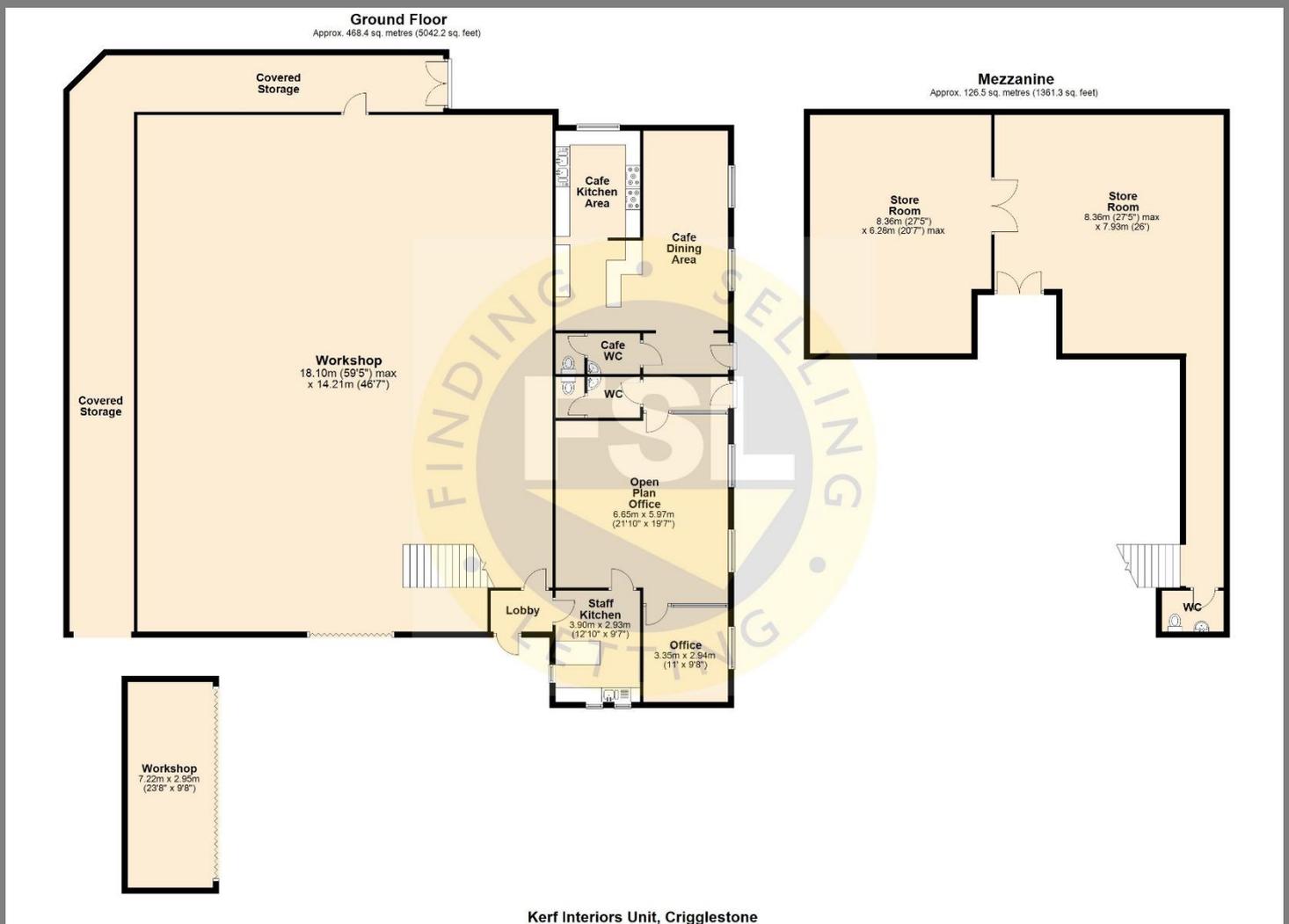
Approx. 126.9 sq. metres (1361.3 sq. feet)

Store Room
8.36m (27'5") max
x 6.28m (20'7") max

Store Room
8.36m (27'5") max
x 7.93m (26')

WC





Kerf Interiors Unit, Crigglistone

For further information and
to arrange a viewing contact
FSL Estate Agents

Telephone **01924 200101**

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FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

Tel / Fax: 01924 200101 Web: www.fslestateagents.com E-mail: enquiries@fslea.com

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