

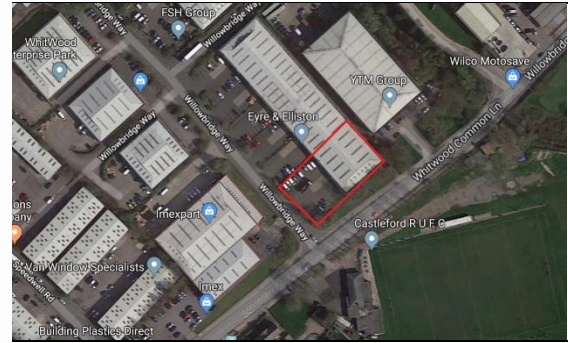
TO LET
MODERN TRADE COUNTER / WAREHOUSE
UNIT



Unit C1, 31 Links Business Park,
Willowbridge Way, Castleford,
WF10 5NP

- **5,022 – (466.56 sq m) - 10,043 sq ft (933.16 sq m)**
- **Large yard / loading area**
- **Well located close to J.31 M62**
- **Main road frontage**





LOCATION

The property is situated to the south-west of Castleford town centre, on Willowbridge Way, fronting Whitwood Common Lane. The unit benefits from fantastic road connections being just half a mile to Junction 31 of the M62. The surrounding area is predominantly commercial, with nearby occupiers including Howdens and Electric Center (on the same terrace) and Imexpart, Toolstation, DHL and Booker Wholesale all in close proximity.

DESCRIPTION

Available as a whole or in part. The property comprises a modern single-storey unit with loading via 2 ground level loading doors and a large dedicated yard to the front elevation. The site extends to over 0.47 acres with an approximate site coverage of c. 50%. Internally the unit has ancillary office and trade counter with a height of 5.8m to eaves.

TERMS

The premises are available by way of a new lease for a term of years to be agreed at a rental equivalent to £6.50 per sq ft per annum.

ACCOMMODATION

Measured in accordance with RICS Code of Measuring Practice to GIA:

Description	Sq m	Sq ft
Warehouse & ancillary office / trade counter	466.56 - 933.16	5,022 - 10,043
TOTAL	933.16	10,043

RATEABLE VALUE

Warehouse & Premises - £42,500

Subject to Contract

CONTACT

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