



Unit 5 Enterprise Business Park

Mortimer Rise off Milner Way, Ossett WF5 9JH

PROPERTY FEATURES

- Spacious modern commercial premises
- Workshop/warehouse space over 2 floors
- Includes office, toilet and kitchen facilities
- Approx 5500 sq ft
- Ample on site parking
- Less than 1 mile from M1 Junction 40
- 3 phase electric plus gas and water supplies
- Electric roller shutter vehicle access door
- HGV vehicle access
- Available now on flexible lease terms

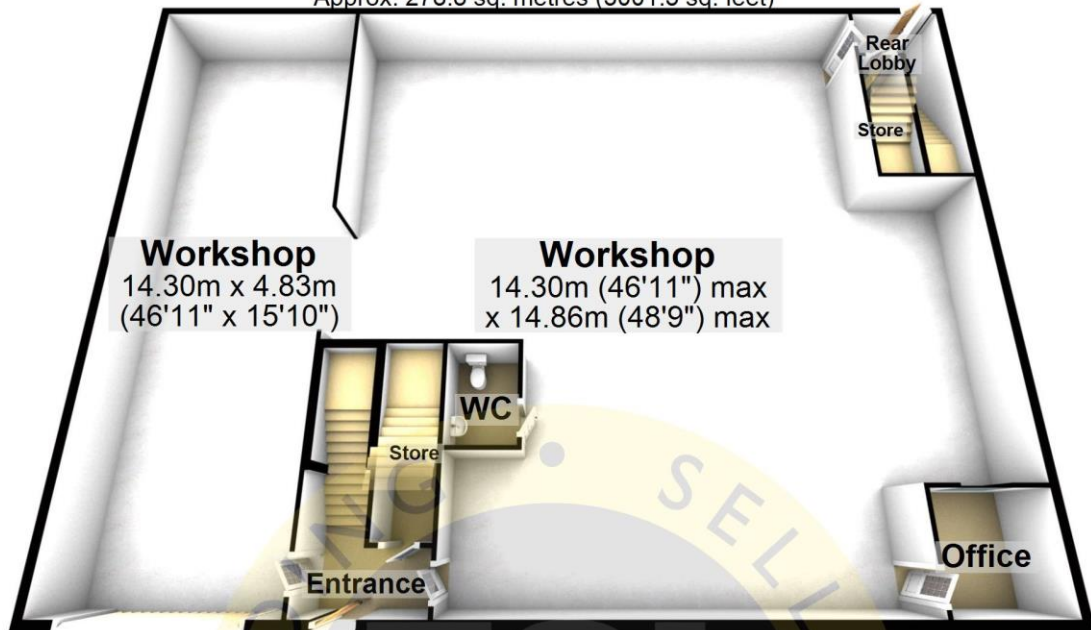


01924 200101

Annual Rental Of £29,500

Ground Floor

Approx. 278.8 sq. metres (3001.5 sq. feet)



First Floor

Approx. 237.6 sq. metres (2557.5 sq. feet)



Unit 5, Enterprise Business Park, Mortimer Rise, Ossett

PROPERTY DETAILS

Now available to rent on flexible lease terms is this spacious modern commercial premises which benefit from warehouse / workshop space over 2 floors together with office, toilet and kitchen facilities. The premises are located on a modern business park close to Junction 40 of the M1 motorway and would be ideal for a variety of alternative business uses. The premises include an electric roller shutter door with 4.5m clear headroom and loading access to first floor level. All main services are available to the premises including 3 phase electric supply. For further details contact our commercial lettings team on 01924 200101.

LOCATION

The property is located on Enterprise Business Park off Milner Way Industrial Estate. The Business Park is close to Ossett Town centre and approximately 1/2 mile from Junction 40 of the M1 motorway. As such it is readily accessible both by private and public transport and is ideally placed for any business serving the central Yorkshire region.

SIZE

Our measurement of the building indicates an internal floor area of approximately 5500 sq ft (excluding loading bay void). Approximate room sizes are shown on the floorplans. The net internal floor area as measured by the VOA is 5110 sq ft (474.8 m²).

RATEABLE VALUE

The VOA website indicates that the rateable value is currently split into 3 separate areas: ground floor (£17,250), first floor store (£8400) and first floor offices (£5000).

LEASE TERMS

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

VAT

The rent will be subject to VAT at the standard rate.

VIEWINGS

For further information and to arrange a viewing, contact our friendly commercial lettings 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**



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