

**ONLY £5 PER SQ FT ON THE WHOLE. (STC)**  
**£8 PER SQ FT for 3,724 Sq Ft. (STC)**



**To Let**

**Units 2 & 3, Junction 30 Business Park, Ouzlewell Green, Wakefield,  
WF3 3QW**

**Industrial/Warehouse Accommodation with Large Yard**

**Available individually - 3,724 sq ft & 18,590 sq ft**

**Or Combined - 22,314 sq ft**

**AVISON  
YOUNG**

## Location

Junction 30 Business Park is midway between the conurbations of Leeds and Wakefield, situated equidistant between Junctions 29 and 30 of the M62 (less than 2 miles away), with the former being the 'Lofthouse Interchange' that links directly to Junction 42 of the M1, providing superb links to the wider transport network.

## Description

The property can be offered as two units or combined as one unit. The premises is a modern, traditionally construction unit of steel portal frame construction under a pitched roof, with brick and metal clad elevations. The unit can be split into the main higher level warehouse/industrial unit or the lower ground level self-contained unit.

The property benefits from the following specifications:

- Detached (if combined);
- Good sized, secure, dedicated yard and parking areas to each unit;
- Superb location, off J30 of the M62;
- Prominent position;
- 3-phase power;
- Ground level loading doors.

## Services

We understand that all mains services are connected, including electricity (3-phase), gas, water and drainage.

## Accommodation

Area	Sq ft	Sq m
Main Warehouse/ Factory	18,590	1,727
Lower Level Unit	3,724	346
<b>Total GIA</b>	<b>22,314</b>	<b>2,073</b>

## Rating

According to the VOA website, the property currently has a rateable value of £82,500. This is across the full building. We advise all interested parties to make their own enquiries with the relevant local authority.

## Planning

We understand the property has consent for Use Class E and B8. We would advise that interested parties make their own enquiries with the relevant local authority.

## EPC

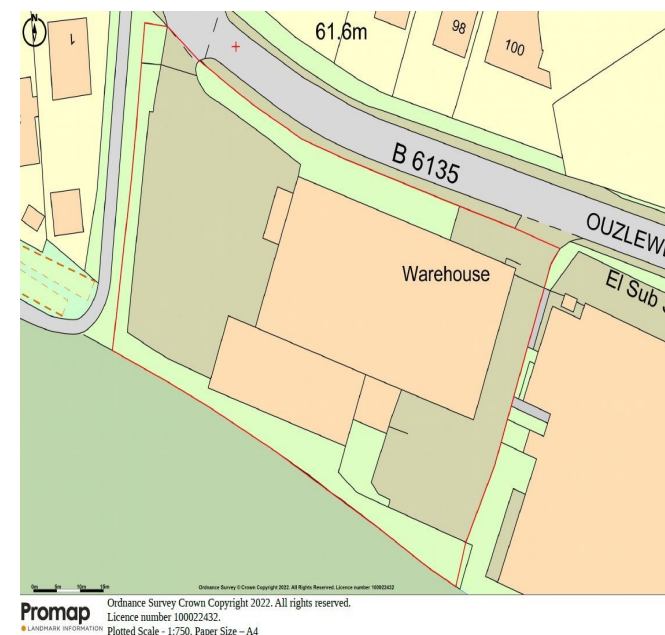
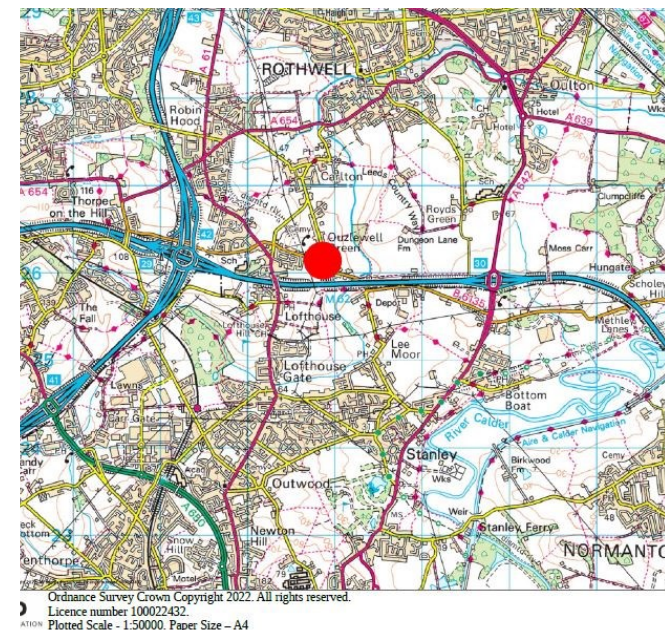
The property currently has an EPC rating of D-84. The EPC is available upon request.

## Legal costs

Each party to pay their own legal costs.

## VAT

VAT will be payable at the prevailing rate on any transaction.







If you would like to know  
more please get in touch.



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