

SUPERB DETACHED INDUSTRIAL UNIT WITH YARD/CAR PARKING

FOR SALE



**JAYSCREEN HOUSE, GREEN LANE, FEATHERSTONE, PONTEFRACT
WF7 6EH**

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Eddisons

Jayscreen House, Green Lane, Featherstone

Pontefract, WF7 6EH



Tenure

For Sale



Property Type

Industrial



Price

On application



Size

827.21 sq m (8,904 sq ft)



Location

Pontefract, WF7 6EH



Property ID

731.4625a (1230340)

For Viewing & All Other Enquiries Please Contact:

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Director
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Graduate Surveyor
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Property

The property comprises a detached industrial/warehouse premises being part metal and part brick clad under a pitched roof incorporating translucent roof lights.

Internally the property comprises of a two storey office block benefitting from reception, canteen, meeting rooms and staff/WC facilities as well as an open plan warehouse. The warehouse benefits from drive in roller shutter access, mezzanine storage, concrete flooring throughout and an eaves of approximately 4.48m.

Externally the unit benefits from a spacious yard and car parking.

Area	m ²	ft ²
Ground floor office	100.15	1,078
First floor office	100.15	1,078
Warehouse	530.87	5,730
Mezzanine	94.58	1,018
Total GIA	827.21	8,904

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **E**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Workshop and Premises
Rateable value: £40,750

Terms

The property is available **For Sale** with full vacant possession.

Price

On application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is prominently located on Green Lane in an established industrial area being approximately 3 miles to the south of junction 31 of the M62 motorway.

Wakefield is approximately 7 miles in distance with Leeds being approximately 13½ miles in distance.









