Michael Steel & Co
PROPERTY CONSULTANTS

Preliminary Announcement

TO LET/may sell

DETACHED INDUSTRIAL/ WAREHOUSE WITH OFFICE & YARD & P

UNIT 1 INNOVATION SQUARE, GREEN LANE, FEATHERSTONE, WEST YORKSHIRE, WF7 6NX

1,206.37m^2 (12,985 sq. ft)



- Site area of 0.72 acres – with secure yard, parking (14 marked spaces) & multiple EV charging points
- Established and accessible location with prominent Green Lane frontage
- Approximately 5.75m eaves (measured from the floor to the underside of the steel portal frame haunch)
- Quality and high office content

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Location

The property forms part of Innovation Square, a modern development of 10 industrial/warehouse units arranged around a gated access roadway to Green Lane, part of the Green Lane Industrial Estate being an established employment area with Green Lane leading to New Road (B6133) and Pontefract Road (A655) providing access to Junction 31 of M62 motorway within approximately 2 miles (to the north).

Description

The premises comprise a modern detached single storey steel portal framed industrial/warehouse with double skin and insulated profile metal decking roof incorporating translucent roof lights, clad in insulated profile metal decking lined with concrete blockwork to approximately 1.1m and, approximately 5.75m to eaves (when measured from the concrete floor to the underside of the steel portal frame haunch).

Warehouse with electrically operated loading door, LED lighting.

Internal two storey office and ancillary with suspended ceilings, recessed LED lighting, pipes and radiators and partitioning forming offices with kitchen and WCs.

Features of the property include:-

- Gated and secure estate
- Monitored CCTV to the estate
- Separate car parking (14 spaces) to fenced and gated concrete surfaced yard
- Useful yard storage building
- Quality office content

Accommodation

The accommodation is summarised as follows:-

Description	M²	(sq. ft)
Single storey industrial/warehouse & ground floor offices & ancillary	928.96	(9,999)
First floor offices & ancillary	228.45	(2,459)
Single storey yard building & store	48.96	(527)
TGIFA	**1,206.37**	**(12,985)**

Services

Mains three phase electricity, gas, water and drainage are connected. Interested parties must rely upon their own enquiries with regard to the condition and capacity of the utilities and installations.

EPC

The property has an energy rating of C (55).

Non Domestic Rating

Through enquires of the Valuation Office the premises are assessed for business rates as follows:-

Warehouse & Premises RV £87,000 (from 01 April 2026)

The National Uniform Business Rate for 2026/27 is 48.0p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Tenure

The property is held by way of a 999 year lease with a fixed nominal ground rent and estate service charge provision.

The service charge applicable to the property for the year ending 2026 is currently approximately £6,500 per annum.

VAT

VAT is applicable upon the rent/price.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Lease Terms

The property is offered to let by way of a new tenants full repairing and insuring lease for a term, to be agree, subject to review.

Rent

£108,750 per annum.

Price

An offer to purchase the long leasehold interest in excess of £1,500,000 may be considered.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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Our Ref: 3774/A/S
November 2026

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.