modal

TO LET • 1 - 2.6 ACRES

Modal Park Featherstone

02

WAKEFIELD ROAD · FEATHERSTONE · STREETHOUSE · PONTEFRACT · WF7 5BP

Secure open storage site
with showroom & workshop

- Prime industrial location
- 3 miles from J31 of the M62
- Site split option
- Self-contained & 24/7 access
- Concrete , tarmac & hardcore surface
- Showroom / workshop accommodation



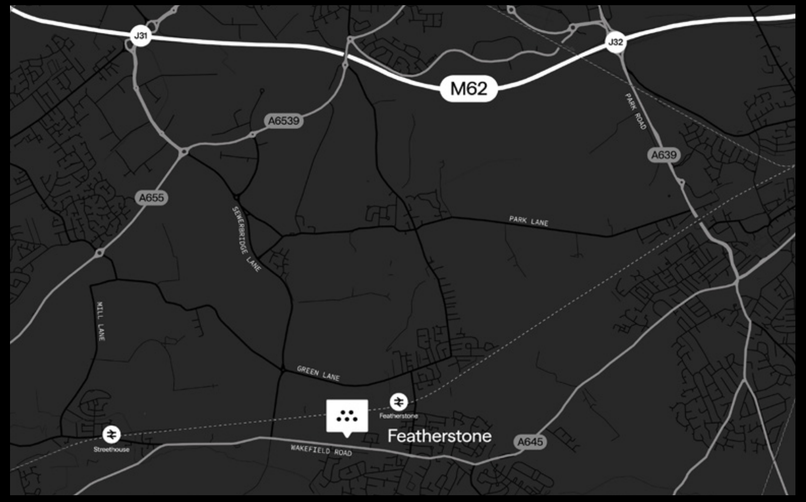
Location

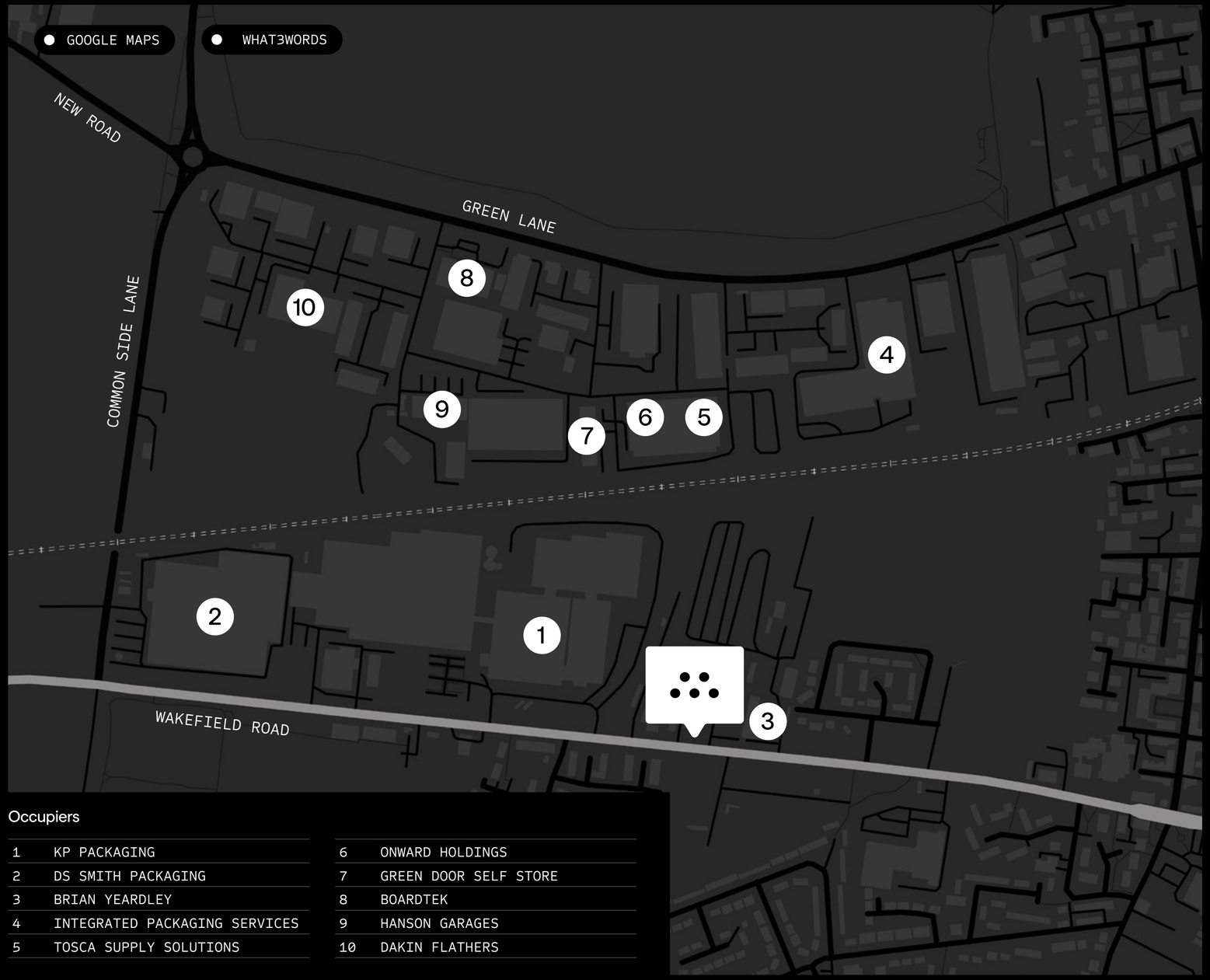
Prime location in Featherstone Town Centre just 3 miles from the M1.

The property sits in a highly prominent position fronting onto Wakefield Road (A645), which is a arterial route leading directly to Featherstone Town Centre.

The property is also strategically located, circa 3 miles south east of Junction 31 of the M62, just over 5.5 miles west of Wakefield City Centre and approximately 5.5 miles south east of the A1(M) Motorway.

	Drive Times
PONTEFRACT	6 MINS
M62 (J31)	7 MINS
CASTLEFORD	11 MINS
WAKEFIELD	12 MINS
A1 (M)	12 MINS
LEEDS	20 MINS





Occupiers

1	KP PACKAGING	6	ONWARD HOLDINGS
2	DS SMITH PACKAGING	7	GREEN DOOR SELF STORE
3	BRIAN YEARDLEY	8	BOARDTEK
4	INTEGRATED PACKAGING SERVICES	9	HANSON GARAGES
5	TOSCA SUPPLY SOLUTIONS	10	DAKIN FLATHERS

Aerial


M62
Rim Electrical
Innova Logistics
Hanson Garages
Onward Holdings
Tosca Supply Chain Solutions
Innovation Square Featherstone
Integrated Packaging Services (IPS)
KP Packaging
Gulf Wakefield Service Station
Brian Yeardley
A645 WAKEFIELD ROAD
INDICATIVE BOUNDARY LINE
RETOUCHED YARD SPACE

Site Plan

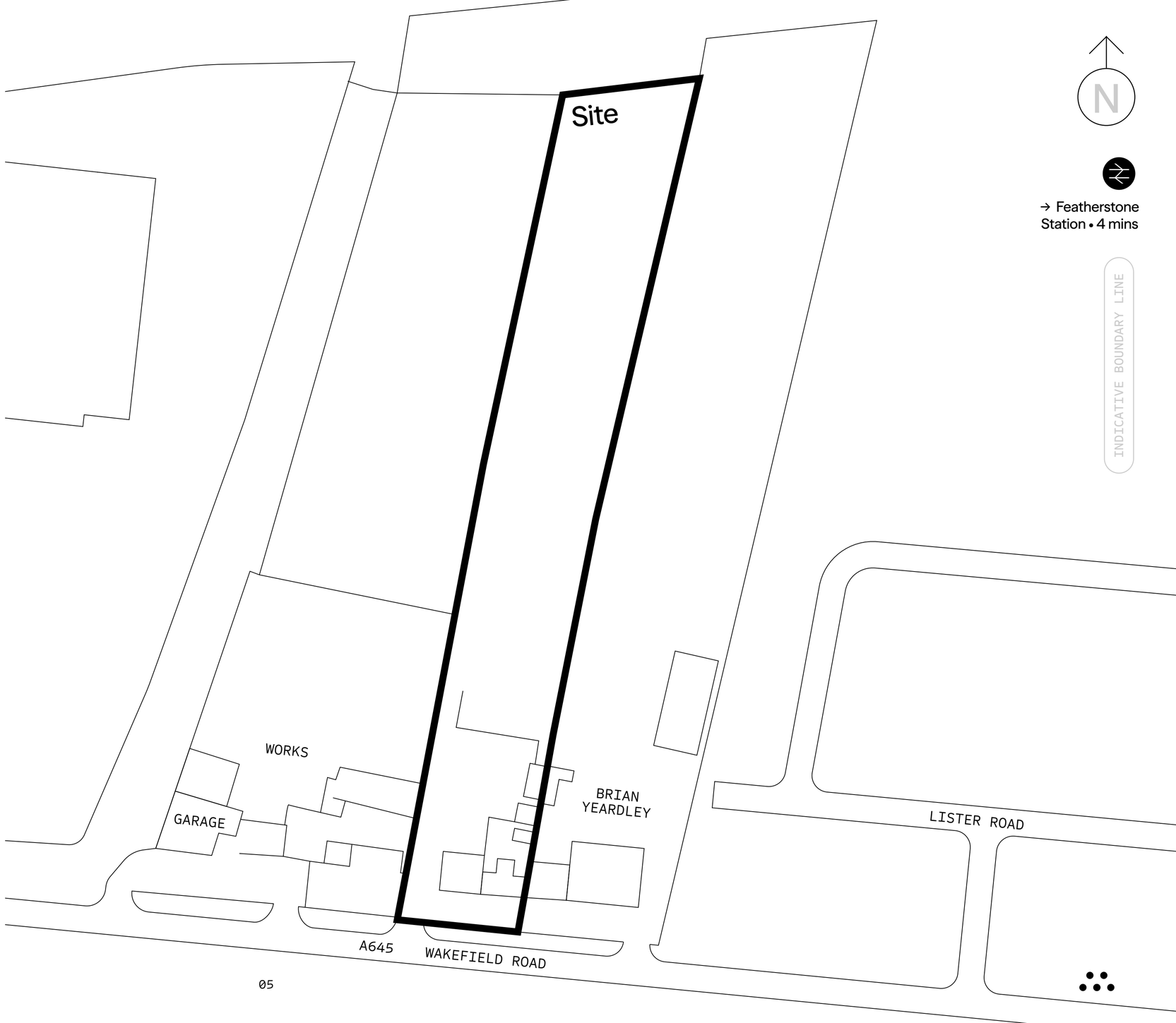
- YARD AREA (GEA) — 1 – 2.6 acres
- SHOWROOM & WORKSHOP AREA (GIA) — 3,000 sq ft

The site provides a highly prominent open storage with workshop.

The site extends to approximately 2.6 acres and is arranged as a fully secure, predominantly level yard with a mix of concrete, tarmac and hardcore hardstanding. It is accessed directly off Wakefield Road (A645) via a gated entrance, leading into a large open yard suitable for car and van parking, external storage and general yard use.

The property also provides ancillary showroom, workshop and office accommodation extending to 3,000 sq ft. Boundaries are secured by a combination of perimeter fencing and walls, with potential for upgrades or reconfiguration to suit occupier requirements.

The site benefits from flood lighting and is independently serviced with mains power and water, making it a highly prominent and flexible open storage opportunity.



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Legal Costs

Each party is to be responsible for their own legal costs incurred.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

VAT

The property is VAT registered.

Utilities

The site benefits from mains power and water.

Planning

The property benefits from B8 (Storage and Distribution) use.

Business Rates

Business rates information is available upon request. Tenants are advised to make independent enquiries with Wakefield City Council Rating Authority to confirm details – 0345 8 506 506.

EPC

A copy of the certificate is available on request.

Contacts

For more information please contact:

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