THE RED ROSE

METHLEY ROAD · CASTLEFORD · WF10 1LX

TO LET



Cost Effective Industrial/Warehouse Premises

113,756 sq ft (10,568.31 sq m)

- Secure site with manned security
- Generous yard and parking provisions
- Vehicle loading via 7 ground level doors
- Clear headroom of 10 metres to the majority
- Flexible terms considered

LOCATION

The property is strategically situated on Methley Road Industrial Estate which itself is located off the A6302 Methley Road, west of Castleford town centre.

The estate is approximately 2.5 miles to the north of Junction 31 of the M62 motorway, which in turn provides easy access to the M1, A1(M) and M18 corridors.



Drive Times		
Leeds	15m	18min
Sheffield	26m	34min
Manchester	48m	57min
Hull	55m	1hr 03min

DESCRIPTION

The property comprises a semi-detached warehouse/industrial facility which benefits from the following specification:

- 10m clear headroom
- Loading via 7 ground level doors
- Secure site with gatehouse access
- Large yard with the ability to secure
- Generous parking provisions
- LED lighting throughout

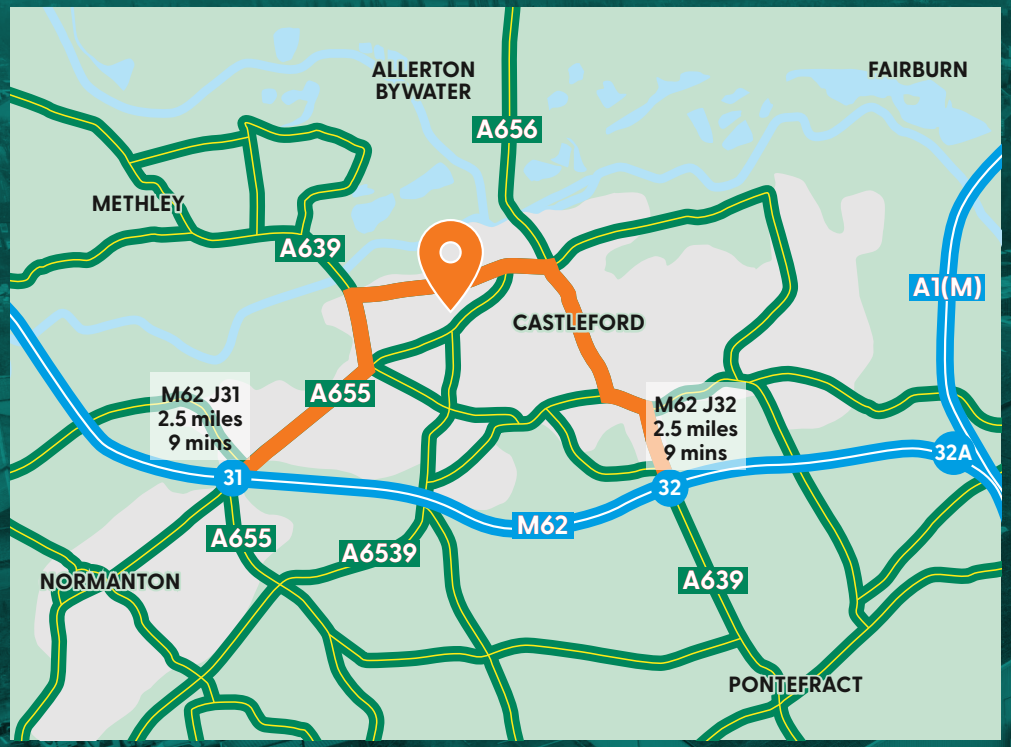
ACCOMMODATION

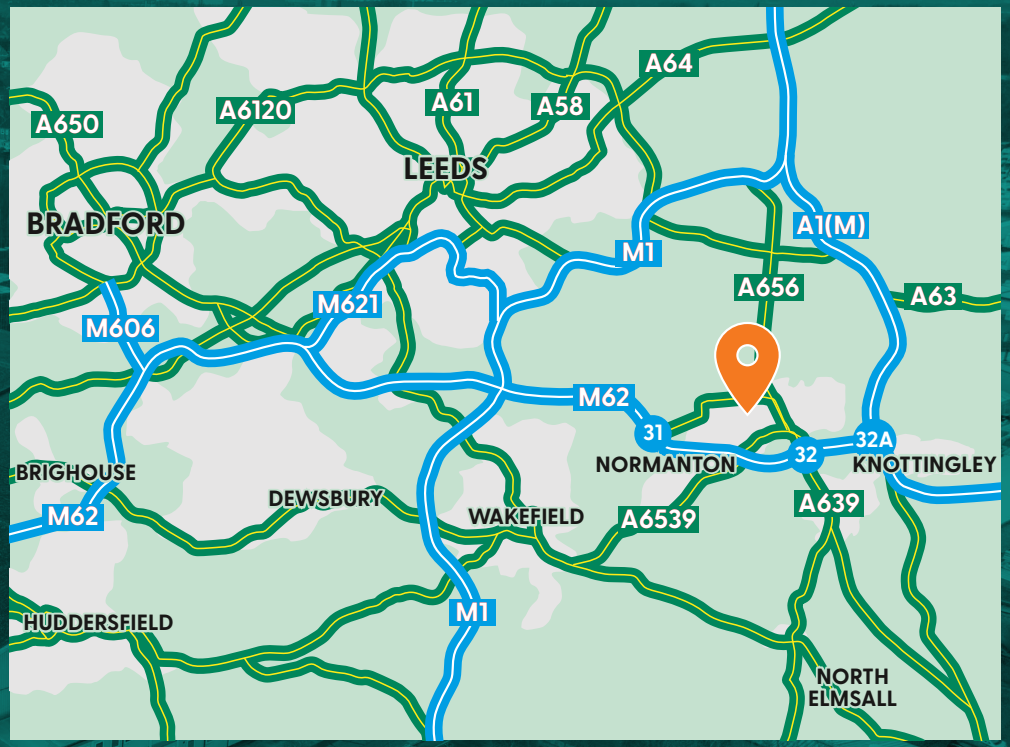
Warehouse	110,400 sq ft	10,256.51 sq m
2 Storey Office	3,356 sq ft	311.80 sq m
TOTAL	**113,756 sq ft**	**10,568.31 sq m**











TERMS

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

Rent on application.

EPC

A copy of the EPC certificate is available on request.

SERVICE CHARGE

A Service Charge is payable on an annual basis.

LEGAL COSTS

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

CONTACT

GV &Co™
gvproperty.co.uk
0113 245 6000

JONATHAN JACOB
jonathan@gvproperty.co.uk
07809 526 118

TOM GOODE
tomg@gvproperty.co.uk
07583 120 180

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