

TO LET - MICRO INDUSTRIAL UNITS

Two storey 1,550 sq ft, designed with energy efficiency in mind

CUSHMAN & WAKEFIELD

MANDALE PARK, WHISTLER DRIVE, CASTLEFORD, WAKEFIELD, WF10 5ZT



MANDALE PARK WF10

THE UNITS
The micro units are split over two levels; the ground floor features an area suitable for a general storage area or ideal for a trade counter reception area. It includes a large electrically operated roller shutter door.

The first-floor incorporates a kitchen and an area suitable for storage and/or office accommodation.

The design includes solar panels, LED fittings, electric panel radiators throughout all of which contribute to an excellent EPC rating and running costs of the property.

LOCATION
Situated on Whistler Drive, Castleford, WF10 5ZT, the business park abuts the M62 east lane. The access from junction 32 also lends itself to the entrance to the Xscape Village, a well-known attraction full of fun activities such as skiing, shopping, cinema and much more.

There has also been a large increase of new-build homes bringing thousands of families to the area thus making an ideal location for many retail occupiers.

BUILDING WARRANTY
Each property benefits from a 10-year insurance backed building warranty which covers any major defects that may occur in the property over the warranty period.

SOLAR
Every unit is fitted with its own dedicated solar panel system ensuring significant cost savings whilst granting you access to renewable energy right at your fingertips.

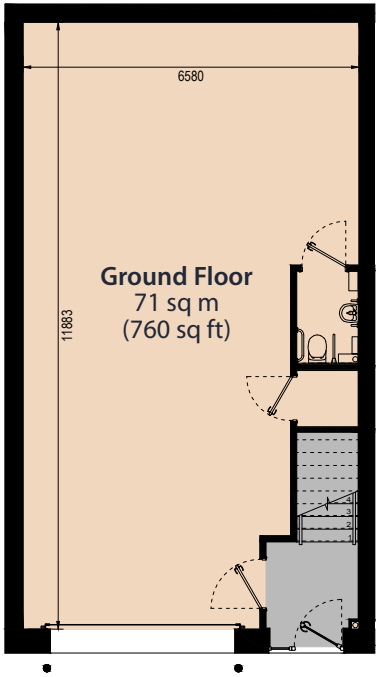
THE DEVELOPMENT
Beyond the generous specification of the units, the main business park provides many amenities and facilities for the tenants, features such as 24-hour security, ample free parking spaces, and well-maintained common areas. Our aim is to create an environment where businesses can focus on what they do best in a location they love.

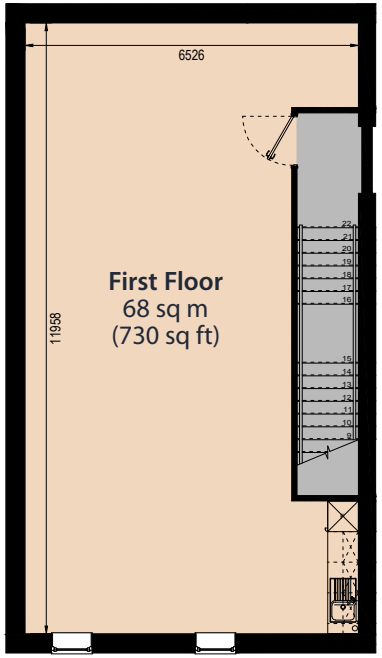
TERMS
Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

BUSINESS RATES
Business Rates may be applicable on this property. On occupation it is your responsibility to advise the local Authority Business Rates Team of your tenancy. A landlord has no control over this payment as it is a statutory government requirement.

You may find help on www.gov.uk/introduction-to-business-rates







MANDALE PARK

WF10
PHASE 3

Whistler Drive,
CASTLEFORD,
WF10 5ZT

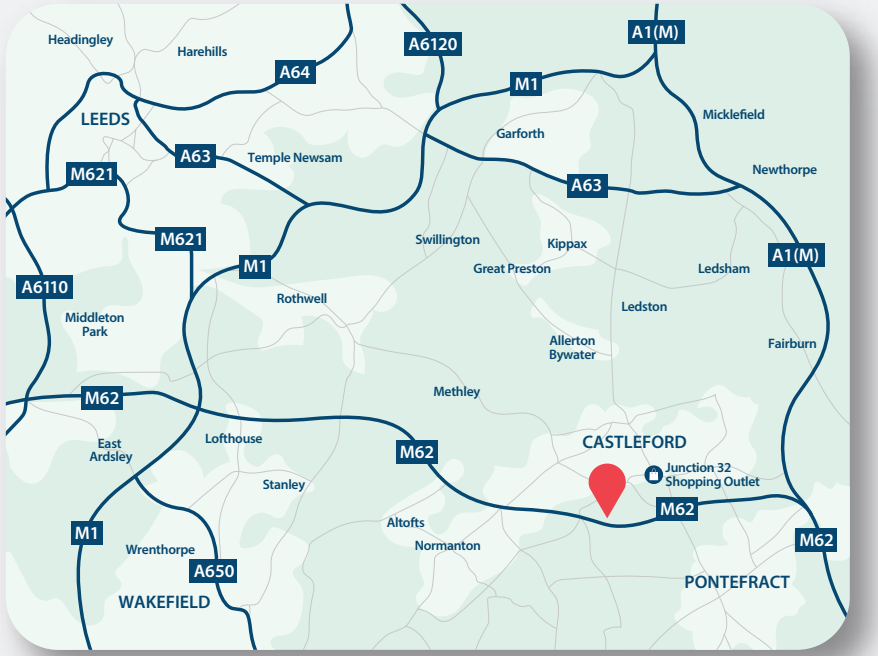
UNIT NO	SIZE sq.ft.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
8	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
9	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
10	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
11	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
12	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
13	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
14	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
15	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
16	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
17	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
18	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
19	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
20	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
21	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
22	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
23	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
24	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
25	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
26	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
27	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	
28	1,500	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	

*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.

MANDALE PARK

WF10
PHASE 3

Whistler Drive,
CASTLEFORD,
WF10 5ZT



mandalegroup.com



WHISTLER DRIVE, CASTLEFORD, WF10 5ZT

///having.tomorrow.masts

CONTACT

For further information or to arrange a viewing please contact:

Tom Cooley
07385 949988
Alfie Stevens-Neale
07918 047708
Rosie Blackwell
07345 732501

CUSHMAN & WAKEFIELD

TAKE A LOOK AT HOW TENANTS HAVE DESIGNED THEIR UNITS

Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.