TO LET

CUSHMAN & WAKEFIELD



UNIT 1, JUNCTION 30 BUSINESS PARK

OUZLEWELL GREEN | WF3 3QW

23,353 SQ FT INDUSTRIAL / WAREHOUSE UNIT WITH SUBSTANTIAL 0.5 ACRE YARD

KEY FEATURES

23,353	5.3M	0.5	2
SQ FT	EAVES	ACRE YARD	LOADING DOORS

Dock and ground-level loading • Self-contained site • Immediate access to Junction 30 of the M62

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LOCATION

The property is situated on Junction 30 Business Park, strategically positioned between Leeds and Wakefield and immediately accessible from Junction 30 of the M62. The location provides excellent access to the M1 and A1(M), offering strong connectivity across West Yorkshire and the wider region.



DESCRIPTION

The property comprises a self-contained industrial / warehouse unit extending to approximately 23,353 sq ft, constructed around a steel frame with brick and profile metal clad elevations. The property has been refurbished, including a new roof.

The warehouse has an eaves height of approximately 5.3m and benefits from one dock-level and one ground-level loading door. Currently, the property is fitted as a cold store, which can be let with the fit-out in situ or removed, depending on the tenant's needs.

The property also benefits from a 275 kW solar system, generating approximately 245,000 kWh of electricity per annum. Externally, there is a substantial self-contained yard extending to approximately 0.5 acres.



SPECIFICATION

- 275 kW solar system
- c. 245,000 kWh annual generation
- 23,353 sq ft (2,169.58 sq m)
- 5.3m eaves height
- Approximately 0.5 acre yard
- Existing cold store fit-out
- 1 dock-level loading door
- 1 ground-level loading door
- Office and ancillary accommodation
- Immediate access to Junction 30, M62

ACCOMMODATION

DESCRIPTION	SQ FT / ACRES	SQ M / HECTARES
Warehouse & Offices	23,353	2,169.58
Yard	**0.5 acres**	**0.20 ha**

All areas are quoted on a Gross Internal Area basis.

TERMS Available To Let by way of a new full repairing and insuring lease on terms to be agreed.

RATEABLE VALUE £96,000. Interested parties should make their own enquiries regarding rates payable.

PLANNING We understand the property benefits from Class E and B2/B8 uses.

EPC D-95. A copy of the certificate is available upon request.

FOR MORE INFORMATION

Jake Pygall | Partner
07795 237 286 | jake.pygall@cushwake.com

Tom Cooley | Associate
07385 949 988 | tom.cooley@cushwake.com

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