

- KILN PARK -

ALLERTON BYWATER, CASTLEFORD, WF10 2FX



FOR SALE / TO LET
INDUSTRIAL / WORKSPACE
COMPLETION SUMMER 2016
UNITS FROM 1,313 SQ.FT TO 3,067 SQ.FT

IN PARTNERSHIP WITH:



Priority Space

MAKING YOUR BUSINESS A PRIORITY!

- KILN PARK -

**ALLERTON BYWATER,
CASTLEFORD, WF10 2FX**

Kiln Park is located at the Millennium Village at Allerton Bywater. This brand new commercial development is specifically aimed at small to medium sized businesses and private investors. The Millennium Village at Allerton Bywater comprises of a new retail centre, commercial centre and 500 new homes located within the Homezone.



LOCATION

Park Lane / Middleton Little Road, Allerton Bywater, WF10 2FX. Located off Barnsdale Road linking the site to the M62, A1 and M1

- > 3.3 miles to Junction 32 of the M62
- > 4.8 miles to Junction 42 of the A1
- > 4.8 miles to Junction 46 of the M1

DESCRIPTION

The commercial space has been designed to combine natural rustic materials in a modern contemporary style located at this major regeneration site. Kiln Park is designed to appeal to both business owner occupiers and private investors. Mortgage and Investment advice available upon request.

Design & Specification:

- > Modern specification and build
- > Minimum 3 metres eaves height
- > Electrically operated and insulated sectional overhead doors
- > Smooth finish structural concrete floor (30KN/m²)
- > Three phase electric supply
- > Disabled toilet with heating and motion sensor LED lighting
- > Kitchenette facility

TERMS & AVAILABILITY

The buildings are available for sale by way of a 999 year ground lease (virtual freehold) or to let for a term of years to be agreed on a full repairing and insuring lease.

VAT

Will be charged on purchase price and rents and any other costs.

SERVICE CHARGE

Will be levied towards the upkeep of the common areas.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

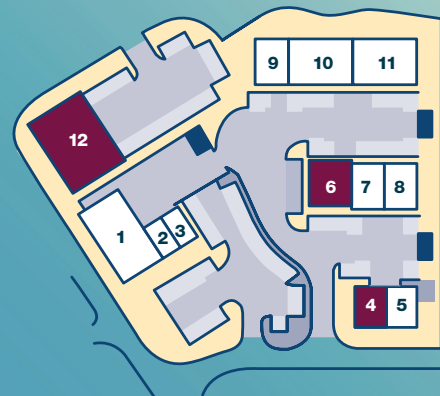
BUSINESS RATES

Please refer to Local Authority.

ACCOMMODATION:

All areas are approximate and measured on a Gross Internal Basis

Unit	Use	Sq ft	Sq m
1	Retail	4,068	378
2	Retail	710	66
3	Retail	710	66
4	U/O Industrial	1,313	122.5
5	Industrial	1,313	122.5
6	U/O Industrial	2,045	190
7	Industrial	1,506	140
8	Industrial	1,506	140
9	Industrial	1,506	140
10	Industrial	3,067	285
11	Industrial	3,067	285
12	SOLD Nursery	5,328	495



WAKEFIELD FIRST

Advice on Inward Investment, Wakefield Apprenticeship Hub, Business Support and Networking Events

Contact: info@wakefield.gov.uk • 01924 306 916

FOR FURTHER INFORMATION PLEASE CONTACT:

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