

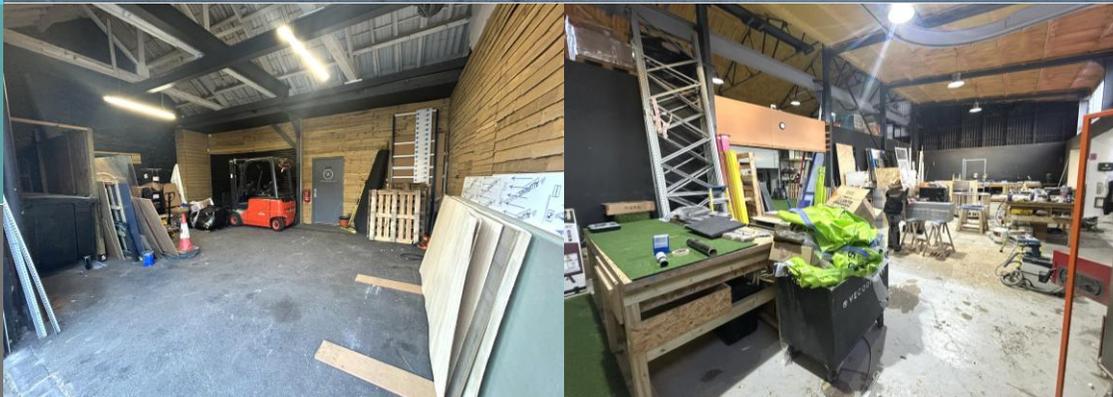


**TO LET
(MAY SELL) -**

WAREHOUSE / WORKSHOP UNIT

MAIN STREET,
ABERFORD,
LS25 3DA

- 2 Miles from J44 A1(M)
- Approx 5,640 SQ.FT (GIA)
- Clear Height: 6.8M
- 3 Phase Electric Supply
- Guide Rental: £35,000 per annum



**malcolm
stuart**
PROPERTY CONSULTANTS



Extensive Warehouse / Workshop Unit With Excellent Motorway Access.....

The unit provides extensive open plan workshop/warehouse space with excellent clear height in the main section of approximately 6.8m. The unit has good ancillary offices and staff facilities as well as a roller shutter entrance into a loading bay with clearance on the roller shutter of approximately 2.5m.

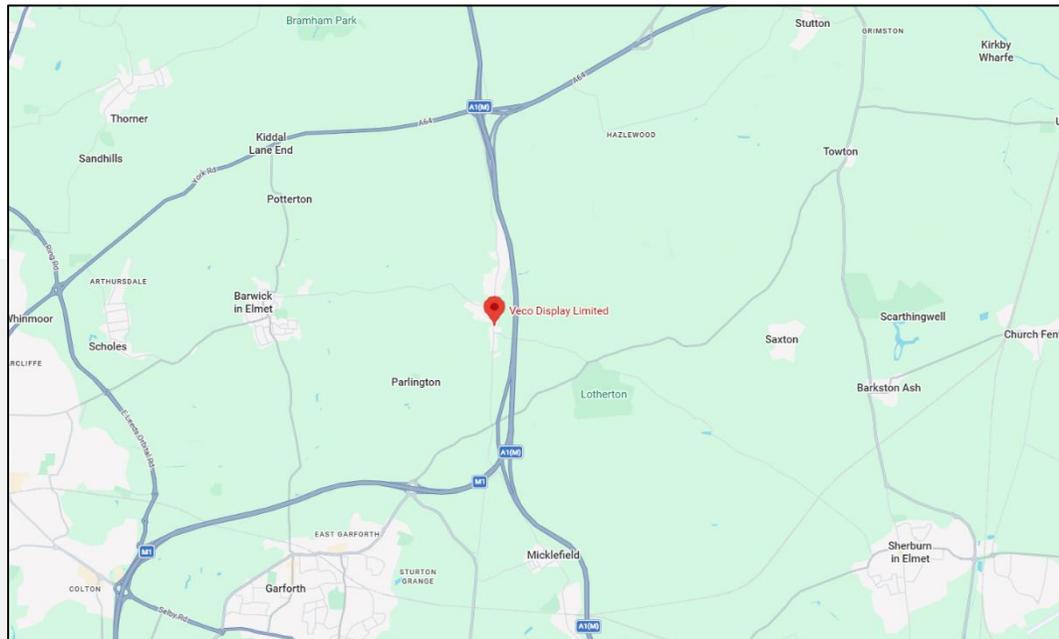
The property is situated fronting the Main Street in the West Yorkshire village of Aberford. There is unrestricted parking and loading to the Main Street immediately outside, previous users of the site include a car garage and display assembly / distribution company.

The unit is extremely well located and accessible with Junction 44 A1(M) approx. 2 miles to the North and major regional centres of York 15 miles to the East and Leeds 10 miles to the West.



**malcolm
stuart**
PROPERTY CONSULTANTS

Description	SQM	SQ.FT
Warehouse	436.09	4,694
Loading Bay	55.04	593
Offices	32.83	353
Total	523.96	5,640



PLANNING

We understand the property currently benefits from B8 Storage and Distribution consent; however, we recommend interested parties make their own enquiries with the local authority – 0113 222 4409 / planning@leeds.gov.uk

BUSINESS RATES - 2023 LIST

Workshop & Premises £24,250
 UBR 0.442 giving rates payable of approx. £10,718,50.

EPC

The property has a current EPC rating of E121

TERMS

The unit is available on a new FRI lease for a term of years to be negotiated at a rental of £35,000 per annum. We are also inviting offers for the freehold interest with vacant possession.

VIEWING

Sole letting agents (appointment only)
 Malcolm Stuart Property Consultants LLP
 07841470654 / james@malcolm-stuart.com



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared March 2026 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.