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# TO LET

## LANGTHWAITE GRANGE INDUSTRIAL ESTATE

LANGTHWAITE ROAD | SOUTH KIRKBY | WF9 3AP

### INDUSTRIAL UNITS

1,001 - 4,833 SQ FT

#### KEY FEATURES

- High Quality Industrial Units
- Sectional Overhead Loading Doors
- Generous Forecourts
- Ample Parking
- Excellent Circulation Space



### CONTACT US:

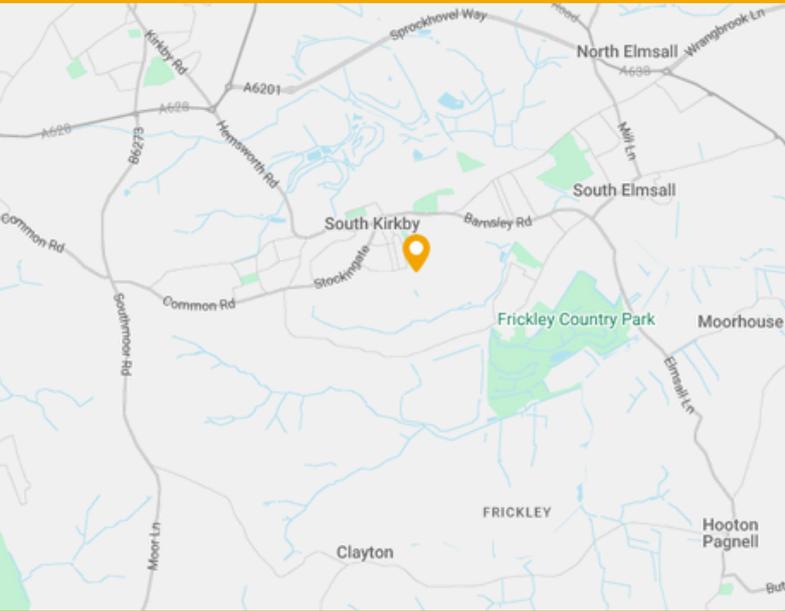
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# LANGTHWAITE GRANGE INDUSTRIAL ESTATE

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## LOCATION

Langthwaite Grange Industrial Estate is situated off Langthwaite Road in South Kirkby, part of the City of Wakefield, West Yorkshire. This well-established industrial hub benefits from excellent connectivity, with the A638 Doncaster Road just a 6-minute drive away, offering direct access to the A1(M) at Junction 38.

Public transport links are also strong, with Moorthorpe railway station just a 10-minute walk, providing regional rail connections.

Local amenities are easily accessible, with South Kirkby town centre only 1.5 miles away, offering retail outlets, eateries, and banks. Closer still are the Travellers Inn Pub and Qube Bar and Restaurant, both within walking distance.

## MODERN INDUSTRIAL UNITS 1,001 - 4,833 SQ FT

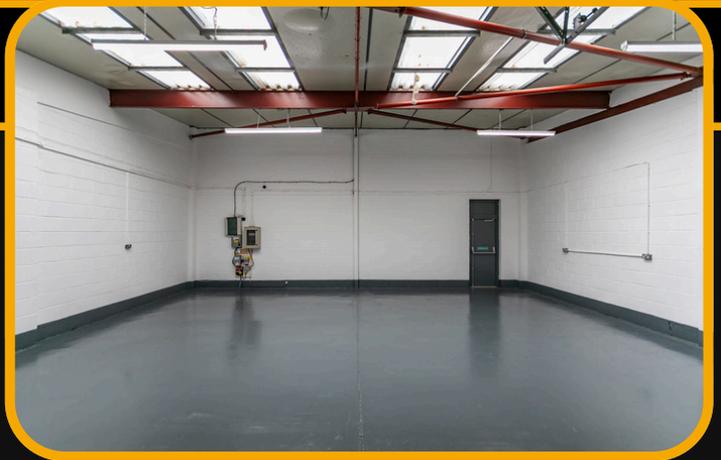
## DESCRIPTION

Langthwaite Grange Industrial Estate offers a total of 28,911 sq ft of high-quality industrial accommodation. The estate comprises two terraces and a semi-detached block, providing 14 versatile units ranging from 1,001 sq ft to 9,666 sq ft. Each unit features a sectional overhead loading door alongside a separate personnel entrance, ensuring easy access and operational efficiency.

Externally, the estate boasts generous tarmacadam forecourts, ample parking outside each unit, and excellent circulation space. Two securely fenced yards with CCTV surveillance provide added peace of mind for occupiers.

## KEY FEATURES

- Sectional overhead loading doors with separate personnel entrances
- Securely fenced yards with CCTV coverage
- Reinforced concrete floors and steel frame construction
- South Kirkby town centre less than 1.5 miles away, offering retail outlets, eateries, and financial services
- 6 minutes' drive to A638 Doncaster Road providing direct access to A1(M) Junction 38



## EPC

A copy of the individual EPC certificates are available upon request.

## TERMS

There are a range of flexible leasing options available. For further details please contact us.

## VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



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