



NORTHERN TRUST

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DALE COURT

SOUTH KIRKBY | PONTEFRACT | WF9 3FL

TO LET

NEW WORKSHOP / INDUSTRIAL UNITS
SIZES RANGE FROM 536 SQ FT - 3,372 SQ FT

DESCRIPTION

Dale Court is a brand new development providing 34,286 sq ft of industrial / workshop space split into 26 individual units. The units which have been constructed to a high specification are arranged in 3 separate terraced blocks, set around a central forecourt.

The new development which has been part funded by the European Regional Development Fund provides a range of unit sizes from 536 sq ft up to 3,372 sq ft. The units over 2,200 sq ft incorporate integral office space, with each unit benefitting from dedicated parking and good communal circulation space. The units are situated within a secure fenced site with tenant controlled access gates. The development has been constructed in line with BREEAM and has been designed to be energy efficient, with 30% of the site being given over to Green and Blue infrastructure.

SPECIFICATION

- Electrically operated roller shutter doors.
- Electric vehicle charging points.
- CCTV covering the estate.
- IP65 rated LED warehouse lighting.
- Three phase electricity supplies and gas to majority of the units.
- Reinforced concrete floors.
- WC/wash rooms.
- Efficient, instantaneous water heaters.

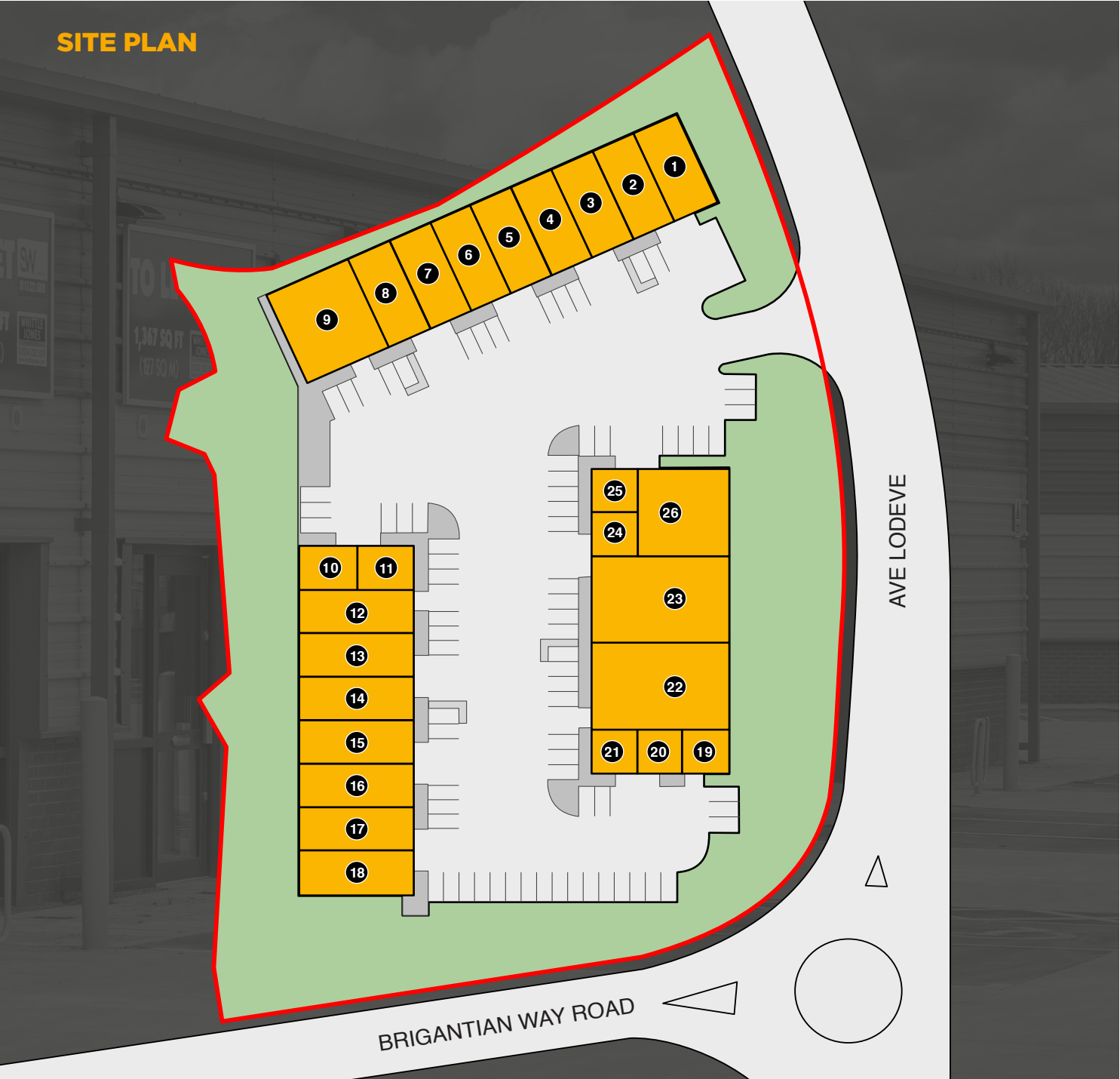


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SITE PLAN



ACCOMMODATION

Description	Size (sq. ft.)
Unit 01	1,169
Unit 02	1,165
Unit 03	1,163
Unit 04	1,165
Unit 05	1,164
Unit 06	1,165
Unit 07	1,164
Unit 08	1,165
Unit 09	2,363
Unit 10	681
Unit 11	682
Unit 12	1,369
Unit 13	1,368
Unit 14	1,369
Unit 15	1,370
Unit 16	1,368
Unit 17	1,370
Unit 18	1,371
Unit 19	544
Unit 20	536
Unit 21	543
Unit 22	3,369
Unit 23	3,372
Unit 24	539
Unit 25	544
Unit 26	2,208
TOTAL	34,286

LOCATION

Dale Court is prominently located off Avenue Lodeve where it meets the roundabout with Brigantian Way, on South Kirkby Business Park in Yorkshire. Approximately half a mile north of South Kirkby and three quarters of a mile south of Hemsworth, the estate provides easy access to the A628 and A638. Junction 38 of the A1M is less than 10 minutes' drive away offering excellent transport links to the wider region. Moorthorpe Railway Station is located 2 miles away and provides trains to Leeds and Sheffield.

Dale Court benefits from a range of nearby amenities including: a Co-op store less than a mile away, Tesco Superstore at Hemsworth within 2 miles, and Asda and Aldi in South Elmsall both within a short drive.

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GOOD RANGE OF NEARBY AMENITIES

TERMS / RENT / OTHER CHARGES

There are a range of flexible leasing options available. Details of rents and other charges are available on request from us or the letting agents. All figures quoted are exclusive of, and will be subject to VAT at the prevailing rate.

Part funded by



Supported by



EPC

The EPC ratings on the units range from B36 to C75. Copies of individual EPC's are available upon request.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact us or the letting agents.



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