

Castleford **Allerton Bywater** **Business Park** **Newton Lane** **West Yorkshire** **WF10 2AL**

- **Freehold Industrial Investment**
- Situated on an established business park
- 112,381 sq ft arranged on a site of 11.36 acres
- Let on a reversionary lease to Regain Polymers Ltd until 2022
- Current Rent Reserved
£290,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Castleford is a market town with a population of some 39,000 and is located some 10 miles south-east of Leeds and 20 miles south-west of York. The town has good road communications, being adjacent to the M62 Motorway and A1(M).

The property is situated on the Allerton Bywater Business Park and is accessed off Newton Lane, in between its junctions with Ings Lane and Barnsdale Road.

Description

The property is arranged over 11.3 acres as five buildings on ground floor only to provide warehousing with offices within, along with further ancillary warehouse accommodation around the site.

The property provides the following accommodation and dimensions:
Ground Floor 10,440 sq m (112,381 sq ft)

NB. Area provided by vendor.

Tenancy

The entire property is at present let to REGAIN POLYMERS LTD for a term of 5 years from 1st January 2013, extended by reversionary lease from 1st January 2019 expiring 31st December 2022 at a current rent of £290,500 per annum. The lease contains full repairing and insuring covenants subject to a schedule of condition.

Tenant Information

On 6th September 2017, Regain Polymers Ltd were acquired by the Imerys Group, a worldwide business with 250 sites in 50 countries, headquartered in France.

Website Address: www.imerys.com

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Buyer's Premium

The buyer will pay 0.35% +VAT of the purchase price towards the seller's costs

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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