

TO LET



TO LET - RETAIL MICRO UNITS

Two storey 1,550 sq ft, designed with energy efficiency in mind

MANDALE PARK, WHISTLER DRIVE, CASTLEFORD, WAKEFIELD, WF10 5ZT


Mandale
Group

MANDALE PARK WF10

THE UNITS

The micro units are split over two levels; the ground floor features an area suitable for retail space with a large glazed screen and entrance door on the front elevation.

The first-floor incorporates a kitchen and an area suitable for storage and/or office accommodation.

The design includes solar panels, LED fittings, electric panel radiators throughout all of which contribute to an excellent EPC rating and running costs of the property.

LOCATION

Situated on Whistler Drive, Castleford, WF10 5ZT, the business park abuts the M62 east lane. The access from junction 32 also lends itself to the entrance to the Xscape Village, a well-known attraction full of fun activities such as skiing, shopping, cinema and much more.

There has also been a large increase of new-build homes bringing thousands of families to the area thus an ideal location for many retail occupiers.

BUILDING WARRANTY

Each property benefits from a 10-year insurance backed building warranty which covers any major defects that may occur in the property over the warranty period.

SOLAR

Every unit is fitted with its own dedicated solar panel system ensuring significant cost savings whilst granting you access to renewable energy right at your fingertips.

THE DEVELOPMENT

Beyond the generous specification of the units, the main business park provides many amenities and facilities for the tenants, features such as 24-hour security, ample free parking spaces, and well-maintained common areas. Our aim is to create an environment where businesses can focus on what they do best in a location they love.

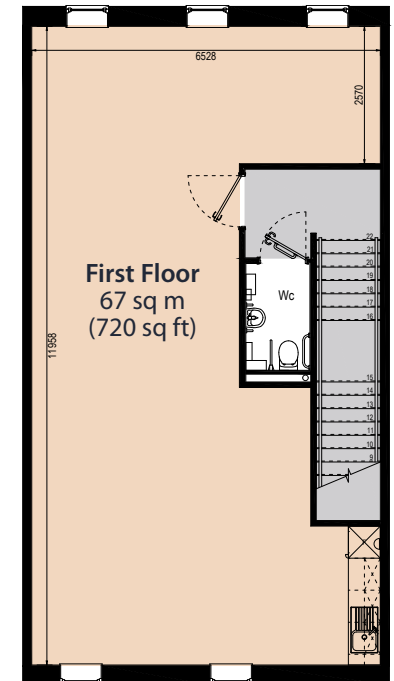
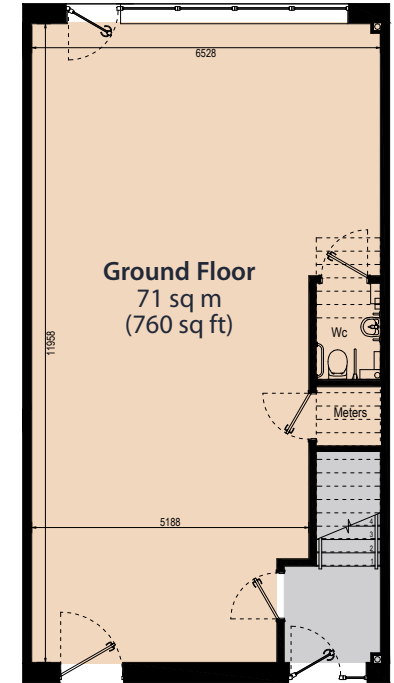
TERMS

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

BUSINESS RATES

Business Rates may be applicable on this property. On occupation it is your responsibility to advise the local Authority Business Rates Team of your tenancy. A landlord has no control over this payment as it is a statutory government requirement.

You may find help on www.gov.uk/introduction-to-business-rates



WF10 PHASE 1

UNIT NO	SIZE sq.ft.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
1	1,500	2	£28,000 + VAT	£1,000 + VAT	£350 + VAT	
2	1,500	2	£28,000 + VAT	£1,000 + VAT	£350 + VAT	
3	1,500	2	£28,000 + VAT	£1,000 + VAT	£350 + VAT	
4	1,500	2	£28,000 + VAT	£1,000 + VAT	£350 + VAT	
5	1,500	2	£28,000 + VAT	£1,000 + VAT	£350 + VAT	
6	1,500	2	£28,000 + VAT	£1,000 + VAT	£350 + VAT	
7	1,500	2	£28,000 + VAT	£1,000 + VAT	£350 + VAT	

*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.



- EV EV Charger
- C Cycle Store
- B Bin Store
- M Meter Room
- S Sub Station

Whistler Drive,
CASTLEFORD,
WF10 5ZT



Mandale Group

CONTACT

For further information or to arrange a viewing please contact:

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**WHISTLER DRIVE,
CASTLEFORD,
WF10 5ZT**

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TAKE A LOOK
AT HOW TENANTS
HAVE DESIGNED
THEIR UNITS

