COMMERCIAL PROPERTY PARTNERS

To Let

Unit 9 Alpine Court
Blue Ridge Park, Colorado Way
Glasshoughton, WF10 4UA

Detached Industrial/Warehouse Unit
Size 23,106 sq ft (2133 sq m)

- Secure Yard & Separate Parking
- Established Well Located Industrial Estate
- Excellent access to Junction 32 of the M62 motorway

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Size 23,106 sq ft (2133 sq m)

Location
The property is well located fronting onto both Colorado Way (A639) and Thunderhead Ridge at Glasshoughton. The property provides a modern detached industrial/warehouse facility and associated yard and 2 storey office block linking into the warehouse.

The unit provides the following specification:-

- 2 x Sectional up and over ground level loading doors
- Eaves height of 7.3m (Haunch 6.5m)
- Secure dedicated concrete yard to the rear
- Separate parking for 13 cars to the front (with a further 15 spaces to the rear)
- Good quality ancillary offices

Accommodation
From the measurements taken we have measured the property to have the following gross internal area:

AREA	SQ M	SQ FT
Warehouse	1,856	19,980
Ground & First Floor Offices	290	3,126
Total	**2,146**	**23,106**

Terms
The property is available to let as a whole, by way of a new lease on terms to be agreed, quoting **on application.**

EPC Rating
Full EPC available on request. B - 50

Legal Costs
Each party to bear their own legal costs incurred in any transaction.

Quoting Terms
Price on Application.

VAT
All figures quoted are subject to VAT at the prevailing rate where applicable.

Further Information
For further information please contact CPP:

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Joint Agents – Avison Young

Date of Particulars
April 2020

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