PRAETORIAN PROPERTIES LTD
COMMERCIAL PROPERTY DEVELOPMENT

Let until 2029

Sherwin-Williams
A1 Business Park
Knottingley
WF11 0BU

32,968 sq.ft / 3,063 sq.m

Ground Floor (Warehouse)
28,721 sq.ft / 2,668 sq.m

Ground Floor (Offices)
4,247 sq.ft / 395 sq.m

£215,000 P.A.
(£6.52 PSF / £70.19 PSM)









INDUSTRIAL UNIT OVERVIEW

- Industrial License exists for the premises B1c, B2 & B8
- Translucent roof light sections
- Excellent transport links/ distribution
- Modern office space with general reception area and central heating
- Ground floor to underside of haunch 6.1m and is accessed by two 5.0m height electric roller shutter door
- Male / female and disabled W.C.s
- Large yard and storage area
- Twenty four car parking spaces to the front of the building

COMMERCIAL PROPERTY DEVELOPMENT
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LOCATION

Knottingley is approximately half a mile north of Junction 33 of the M62 motorway and 15 miles south west of Leeds city centre

This warehouse is located at the recently completed M62/A1(M) interchange at Junction 32a offering excellent transport links.

The A1 Business Park links directly to the Knottingley Road (A645) which connects to the A1 just 150m to the east of the property.

Knottingley town centre is approximately 0.5 miles to the north east and benefits from its own railway station with direct links to Leeds.

DESCRIPTION

A single storey industrial unit built to serve as a distribution centre in 1994 the property benefits from a large yard and parking.

With a steel portal frame construction using insulated profile elevations the property also incorporates translucent roof lights. It has a ceiling of 6.1m to eaves with two electric loading bay doors allowing excellent warehouse / storage potential.

Internally the property offers numerous small workshops and laboratories as well extensive office space, kitchen and both male / female WC's.

Terms

15 year lease from 2014 with five year rent reviews.

Rateable Value

The property has a rateable value of £213,000 (Effective Date 01 April 2026)

Viewing

Strictly by appointment

CONTACT

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