



TO LET - NEW HYBRID OFFICE/INDUSTRIAL UNITS IN CASTLEFORD

1,550sq. ft. • Solar Energy • Just Launched • Mandale Park WF10

FLASS LANE, CASTLEFORD, WAKEFIELD, WF10 5ZT

MANDALE PARK WF10

THE UNITS

We will be constructing 38 2 storey industrial units.

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation, accessed via an electric roller shutter. The first floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade.

The hybrids have been designed with occupier affordability in mind; solar panels, LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

SOLAR:

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

LOCATION

Situated at Flass Lane, Castleford, WF10 5JN. The business Park will abut the M62 east lane. The access from junction 32 also lends itself to the entrance to Xscape Village, a well known tourist spot packed full of fun activities such as skiing, shopping, cinema and more.

There has been a large increase of new build homes here bringing thousands of families to the area, an ideal location for a business park.

THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The 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.



MANDALE PARK

WF10

PHASE 1

FLASS LANE,
CASTLEFORD,
WF10 5ZT



VIEW OUR
VIRTUAL TOUR

UNIT NO	SIZE sq. ft.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
28	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
29	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
30	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
31	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
32	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
33	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
34	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
35	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
36	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
37	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
38	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	

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

MANDALE PARK

WF10

PHASE 2

FLASS LANE,
CASTLEFORD,
WF10 5ZT



VIEW OUR
VIRTUAL TOUR

UNIT NO	SIZE sq. ft.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
1	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
2	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
3	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
4	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
5	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
6	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
7	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
8	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
9	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
10	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
11	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
12	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
13	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
14	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
15	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
16	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
17	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
18	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
19	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
20	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
21	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
22	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
23	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
24	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
25	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
26	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	
27	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	

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

STANDARD SPECIFICATION



Electrically operated roller shutter door
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)
2.5m first floor height (approx)



Fire alarm system

EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance



MANDALE PARK

WF10

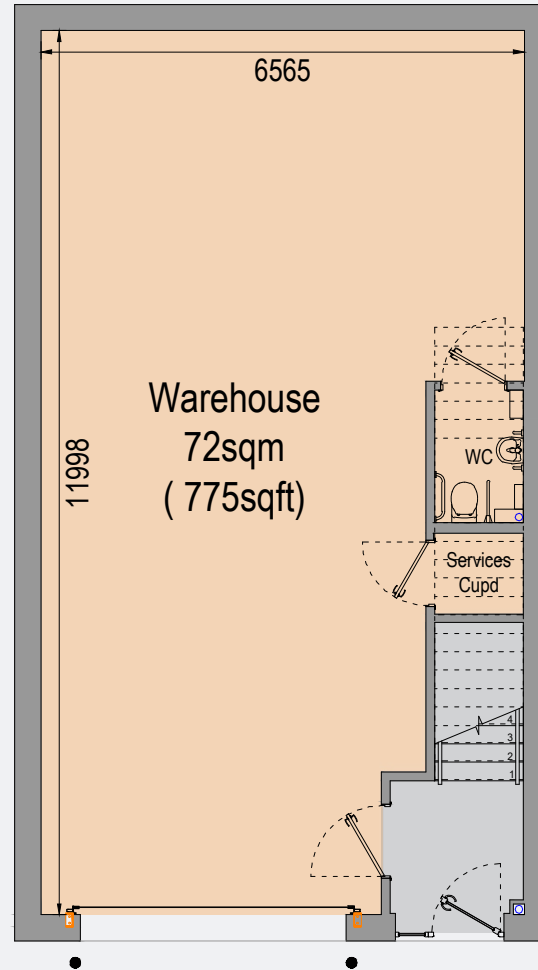
FLASS LANE,
CASTLEFORD,
WF10 5ZT



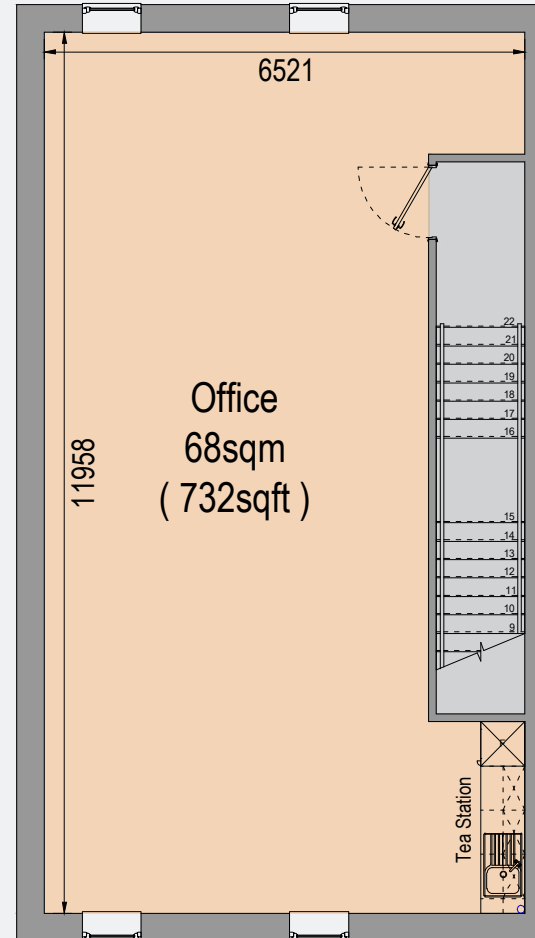
VIEW OUR
VIRTUAL TOUR

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





Typical Ground Floor Plan



Typical First Floor Plan



bm

Morrisons



JEWSON

ALDI

B&Q

SCREWFIX

JUNCTION 32
YORKSHIRE OUTLET SHOPPING

XSCAPE
YORKSHIRE

Premier Inn

ASDA

G3 VEHICLE
AUCTIONS

PUMA



teva

IFCO

MOTORPOINT



A6539

100+ HOMES

250 HOMES

homes by
STORO

MANDALE PARK
WF10



WHISTLER DRIVE

M62

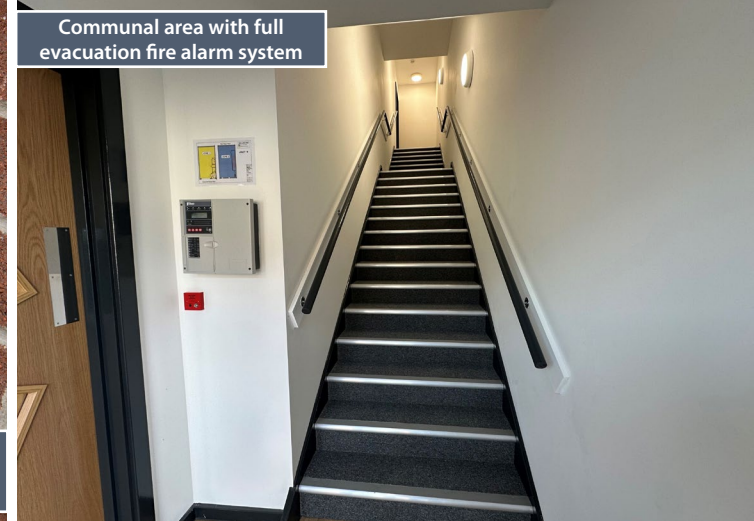




Complimentary
signage



Electrically operated roller shutter
door with a manual override &
electric vehicle charging point



Communal area with full
evacuation fire alarm system



WC



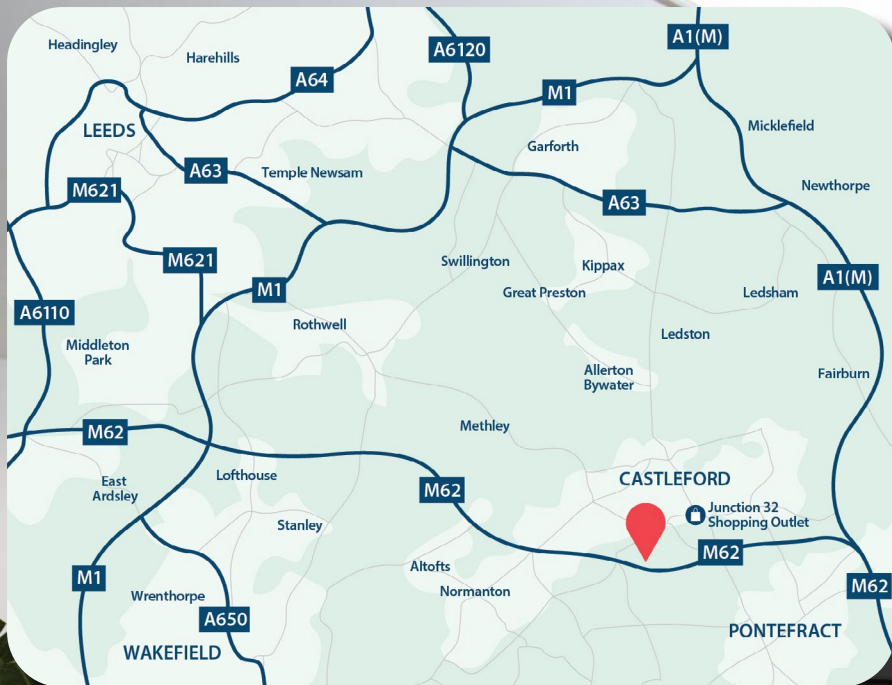
Modern
kitchen



Plant room with 3-phase electric, DB
board, water, solar control & BT fibre



Individual solar energy
system for each unit



Mandale Group

CONTACT

For further information
or to arrange a viewing
please contact:

Joe Darragh
m. 07973 908 599
e. joe@mandale.com

Rob Harriman
m. 07739 326 759
e. rob@mandale.com

mandalegroup.com

**FLASS LANE,
CASTLEFORD,
WF10 5ZT**

 having.tomorrow.masts



TAKE A LOOK
AT HOW TENANTS
HAVE DESIGNED
THEIR UNITS

Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.