



Detached Warehouse/Trade Unit Size 19,500 sq ft (1,811 sq m)

- Modern, detached warehouse/trade unit
- Superb location on the Wakefield 41 Industrial Estate
- Secure concrete yard and separate car park

Detached Warehouse/Trade Unit – To Let

Size 19,500 sq ft (1,811 sq m)

Location

The unit forms part of the Wakefield 41 Industrial Estate which is situated to the North of Wakefield and approx. 2 miles from Junction 41 of the M1. This a very popular and well established industrial, logistics and trade counter location with a range of well-known national and local occupiers

Description

The unit provides a modern, detached industrial/warehouse/trade unit with access directly off Telford Way. There is a good sized, dedicated car park to the front with a self-contained/fenced & gated yard to the rear.

There is a two-storey office to the front of the building which provides a combination of staff welfare/canteen/locker rooms and open plan office space. Annexed to the ground floor office and within the warehouse area is an additional WC block providing toilet facilities for warehouse staff.

The warehouse provides a height to underside of haunch of 6m. There is warehouse lighting in-situ. There is a good sized yard to the rear with 2 full height level access doors. The yard is fenced with gate access.

Accommodation

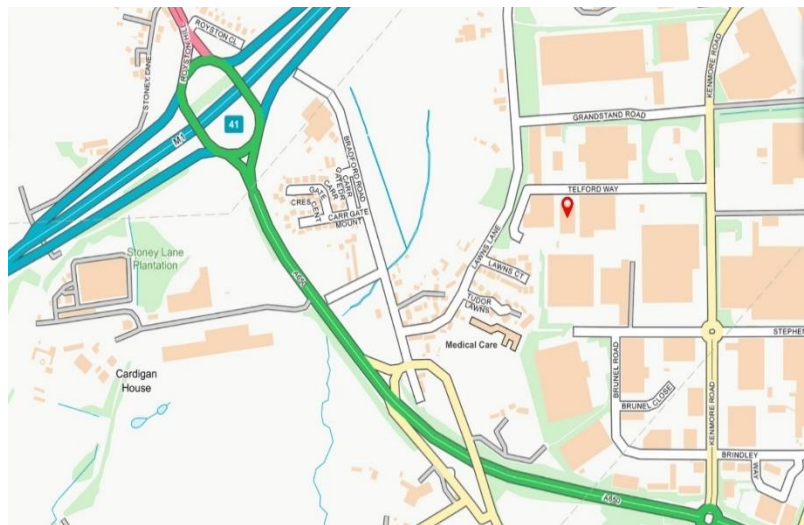
Accommodation	Sq ft	Sq m
Ground floor office/reception	996.75	92.60
First floor office	996.75	92.60
Welfare facilities	452.09	42.00
Warehouse	17,054.48	1,584.40
TOTAL GIA	19,500.06	1,811.60

Legal Costs

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

VAT

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



Ratable Value

The property has a ratable value of £94,500.00

Terms

The premises are available to let on a new lease on terms to be agreed. Please contact the agents for further details.

EPC Rating

This is available upon request.

Further Information

For further information please contact CPP

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Date of Particulars

May 2021



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