



holroyd miller

Commercial



TO LET

STORAGE SPACE ON AN ESTABLISHED INDUSTRIAL PARK WITHIN TWO MILES OF WAKEFIELD CITY CENTRE

A LOFTY INDUSTRIAL UNIT AMOUNTING TO 344 SQM (3,708 SQFT) WITH LOADING AND PARKING AREA TO FRONT. FLEXIBLE ARRANGEMENT TO BE DISCUSSED.

£30,000 PA INCLUSIVE BILLS & RV + VAT

01924 299494

DESCRIPTION

The industrial unit is ideal for storage purposes with an area of 344m²/3,708ft². Roller shutters to the front of the building to gain easy access. The subject unit is lofty being around 6.6m to eaves along with an office and WCs. Flexible contract available.

LOCATION

The unit is on a well-established industrial park within two miles of Wakefield City Centre. Wakefield is a City within West Yorkshire having once comprised the administrative centre of the old County Borough. The City Centre is seven miles south of Leeds and enjoys excellent motorway access with junctions 41, 40 and 39 of the M1 within two miles and junction 30 of the M62 within 4 miles.

ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
GROUND FLOOR	Main storage area 344m ² , roller shutters to front with, office and WCs.	344m ² /3,708ft ²
OVERALL AREA		344m²/3,708ft²

BUSINESS RATES

Business rates are included in the rent price.

VAT

We understand the property is presently elected for VAT. All figures are quoted net of VAT.

TERMS

The unit is available on a flexible agreement for a term to be discussed. Initial rent of £30,000 pa inclusive of rates, water, electric, buildings insurance and service charge.

SERVICE CHARGE

Inclusive of rent price.

VIEWING

By prior telephone appointment through the agents.

Contact: Lucy Hicken Tel 01924 299494 (Option3)

Email: lucyh@holroydmiller.co.uk

Jonathan Kidd Tel 01924 299494 (Option3)

jonathan@holroydmiller.co.uk

ENERGY EFFICIENCY RATING

The property is currently getting assessed for an EPC rating.



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