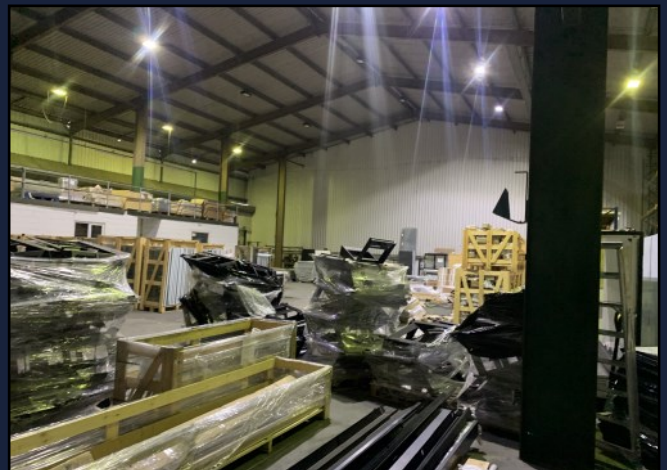


HIGH BAY WAREHOUSE TO LET



Unit 8, Thorpe Hill Farm, Thorpe, East Ardsley Wakefield, WF3 3BX

- 9,990 sq ft / 928.07 sq m
- Warehouse with offices
- Convenient for both Wakefield and Leeds
- Three phase electricity
- 20ft Roller shutter door
- High ceiling
- Kitchen and Wc facilities
- First floor storage



DESCRIPTITON

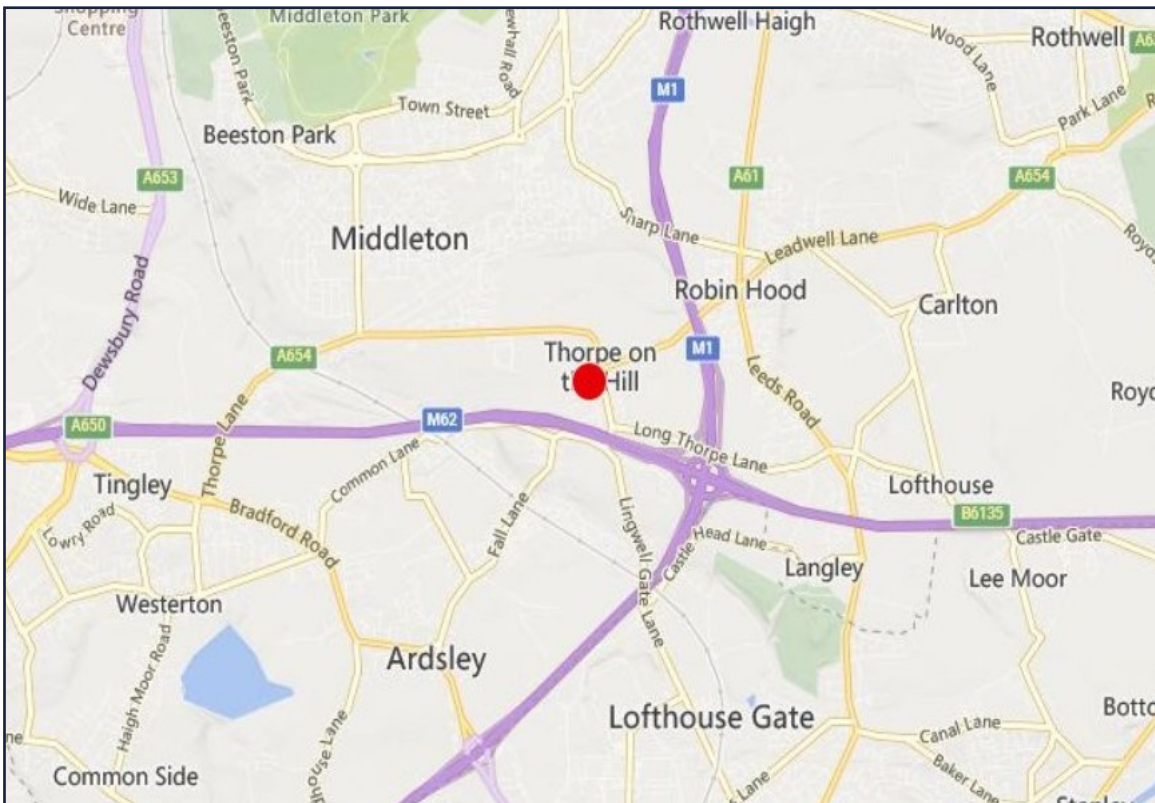
This is a high bay warehouse which is broadly open plan with offices with kitchen and Wc facilities to the side as well as first floor storage.

The accommodation benefits from having 3 phase electricity, a 20ft x 17ft 9in roller shutter door and a high ceiling (34 ft to ridge).

The unit benefits from having some external space directly in front of and opposite the unit.

LOCATION

The premises are strategically located halfway between Leeds and Wakefield yet being convenient for the motorway network along with East Ardsley and Lofthouse.



ACCOMMODATION

Warehouse 90ft x 111ft = 9,990 sq ft (Includes works office.)

Reception office-11ft 8in x 11ft = 127 sq ft

Private office-15ft x 12ft = 180 sq ft

Meeting room - 15ft x 18ft = 270 sq ft

Kitchen- 6ft x 8ft = 48 sq ft

Plus Wc facilities and first floor storage (80ft x 18ft)

Gross Total area = 9,990 sq ft (928.07 sq m)

RENT

£65,000 per annum

ADDITIONAL CHARGE

An additional charge is applicable for estate security lighting.

LEASE

The property is offered by way of a Full Repairing and Insuring lease for a term to be agreed. The lease will be outside of the Landlord and Tenant Act 1954.

VAT

All prices quoted are exclusive of VAT which may be charged in addition at the standard rate where applicable.

RATES

We understand from the VOA website that the property is currently awaiting assessment. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

VIEWING

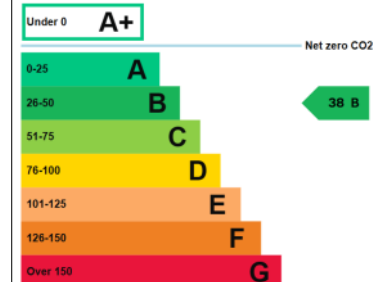
By prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist.

Tel: 01924 291500.



Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
 - All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were prepared October 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.