

MODERN WAREHOUSE TO LET / MAY SELL



UNIT 8, EAGLE POINT, TELFORD WAY WAKEFIELD, WF2 0XW

- 3,944 sq ft / 366 sq m
- 7 Car parking spaces
- Electric roller shutter door
- Practical rectangular space
- LED high bay lighting
- Close to J41 of the M1
- Kitchen and Wc facilities



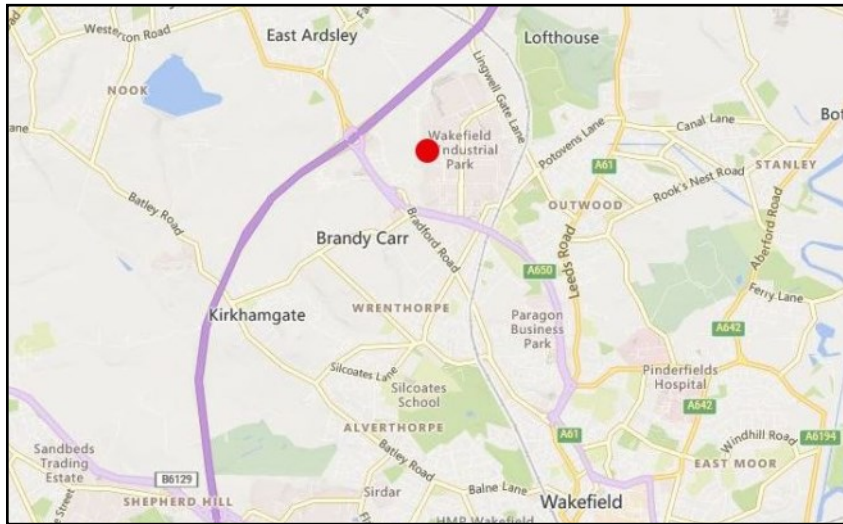
DESCRIPTION

This is a modern brick built warehouse property with reception/office space to the front. The warehouse is broadly rectangular in shape and is accessed via a 16ft high electric roller shutter door and benefits from having a concrete floor and led high bay lighting. Kitchen and Wc facilities are also provided for.

There is car parking to the front of the premises for approx. 7 cars.

LOCATION

Eagle Point is superbly located just off Telford Way in the heart of the Junction 41 Industrial Estate. The estate is well located being less than two miles from Junction 41 of the M1 motorway and is close to the Snowhill retail park. It is also just a short drive away from Wakefield City Centre.



ACCOMODATION

58ft x 68ft = 3,944 sq ft

Includes private office, kitchen and Wc facilities

RENTAL

£35,000 per annum

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed.

SALE PRICE

£495,000

LEASEHOLD

The property is held on a 999 year long leasehold from 2005.

RATES

We understand from the VOA website that the rateable value of the property is £26,250. 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.

LEGAL COSTS

Each party is responsible for their own legal costs. Lease for a term to be agreed.

VAT

VAT will be charged in addition at the standard rate.

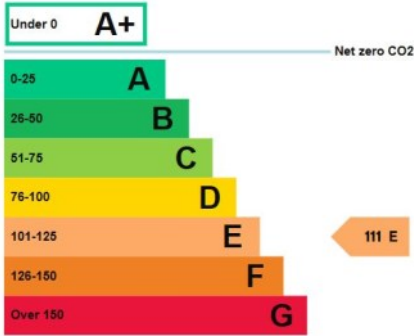
VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.



Energy rating and score

This property's current energy rating is E.



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 updated 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.