

# WAREHOUSE WITH RECEPTION OFFICE TO LET

**Vickers**  
carnley



## 4 Thornes Trading Estate, Thornes Lane Wakefield, WF1 5QN

- 1,882 Sq Ft (146.41 Sq M)
- £24,500 per annum
- Forecourt car parking
- Excellent trading position
- Wc facilities
- Convenient for city centre and M1 motorway



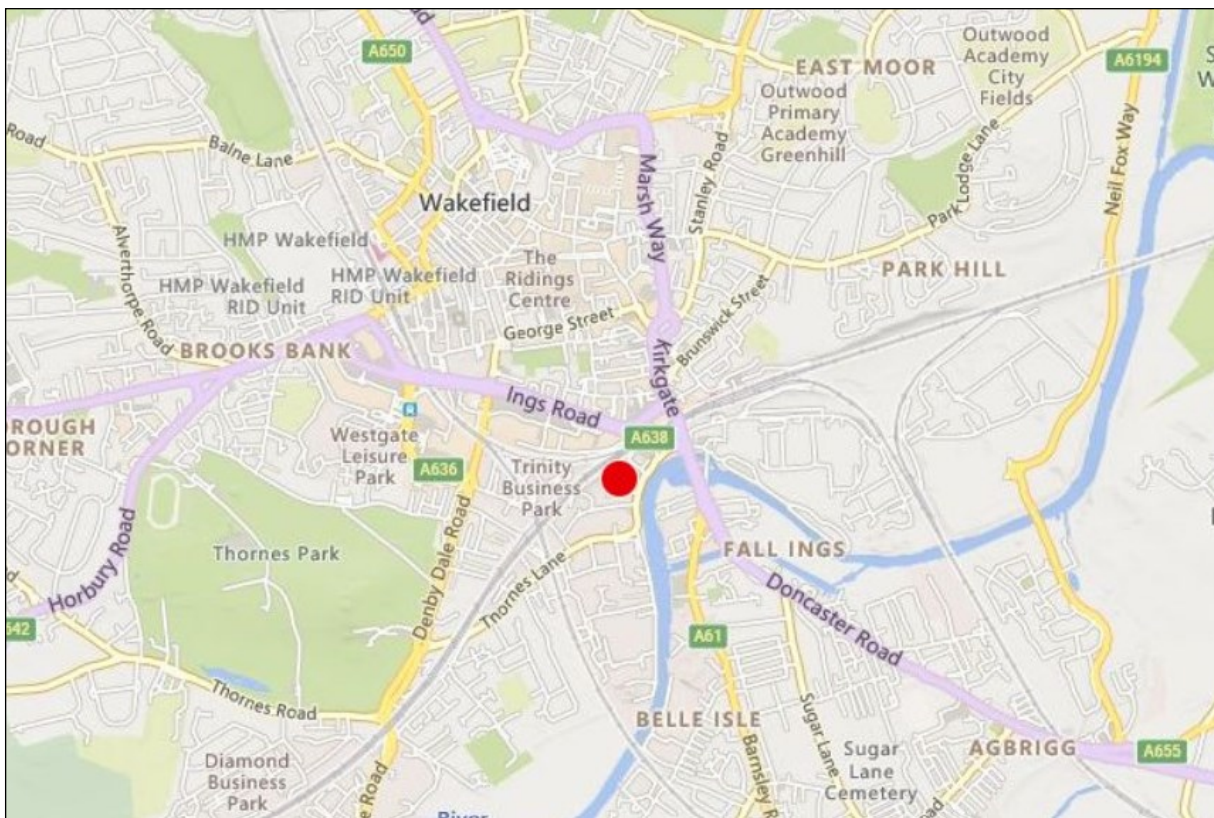
## DESCRIPTION

This is a modern warehouse/ trade counter unit with forecourt parking. The accommodation comprises an office and a warehouse with Wc facilities. The unit benefits from three phase electricity and 12 ft roller shutter door.

The landlord intends to remove the existing mezzanine storage space located above the warehouse unless it could be utilised by a prospective tenant.

## LOCATION

Thornes Trading Estate has developed into one of the foremost trade counter estates in Wakefield with such companies as Screwfix, German Autocentre, Johnstones Decorating Centre. The estate is convenient for both the town centre and junction 39 of the M1 motorway.



## RENTAL

£24,500 per annum plus VAT

## LEASE

The property is available by way of a Full Repairing and Insuring Lease for a term to be agreed.

## ACCOMMODATION

Warehouse 1,721 sq ft (Includes Wc)

Office 160 sq ft (includes Wc)

**Total internal gross area =**

**1,882 sq ft (146.41 sq m)**

Plus potential mezzanine storage (365 sq ft)

## SERVICE CHARGE

A service charge is applicable. Further details upon request.

## RATES

We understand from the VOA website that the current rateable value of £14,500. 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.

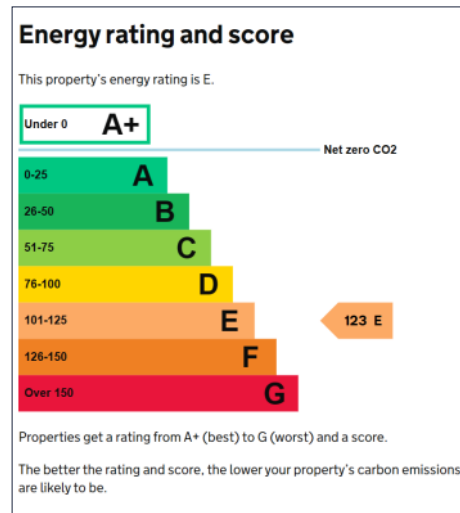
## VAT

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

## VIEWING

For further information and viewing contact Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to help. 01924 291500.

Or alternatively contact our joint agent Lambert Smith Hampton where Scott Morrison will be happy to assist. Tel: 0113 2459393



## 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 created April 2024 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.