

# NEWLY REFURBISHED INDUSTRIAL UNIT TO LET



Unit 2a, Flanshaw Trading Estate, Flanshaw Lane,  
Wakefield, WF2 9JE



- 800 sq Ft (74.32 sq M)
- £9,000 per annum
- Very visible trading position
- On site car parking
- Flexible terms
- 3 phase electric supply
- Excellent location

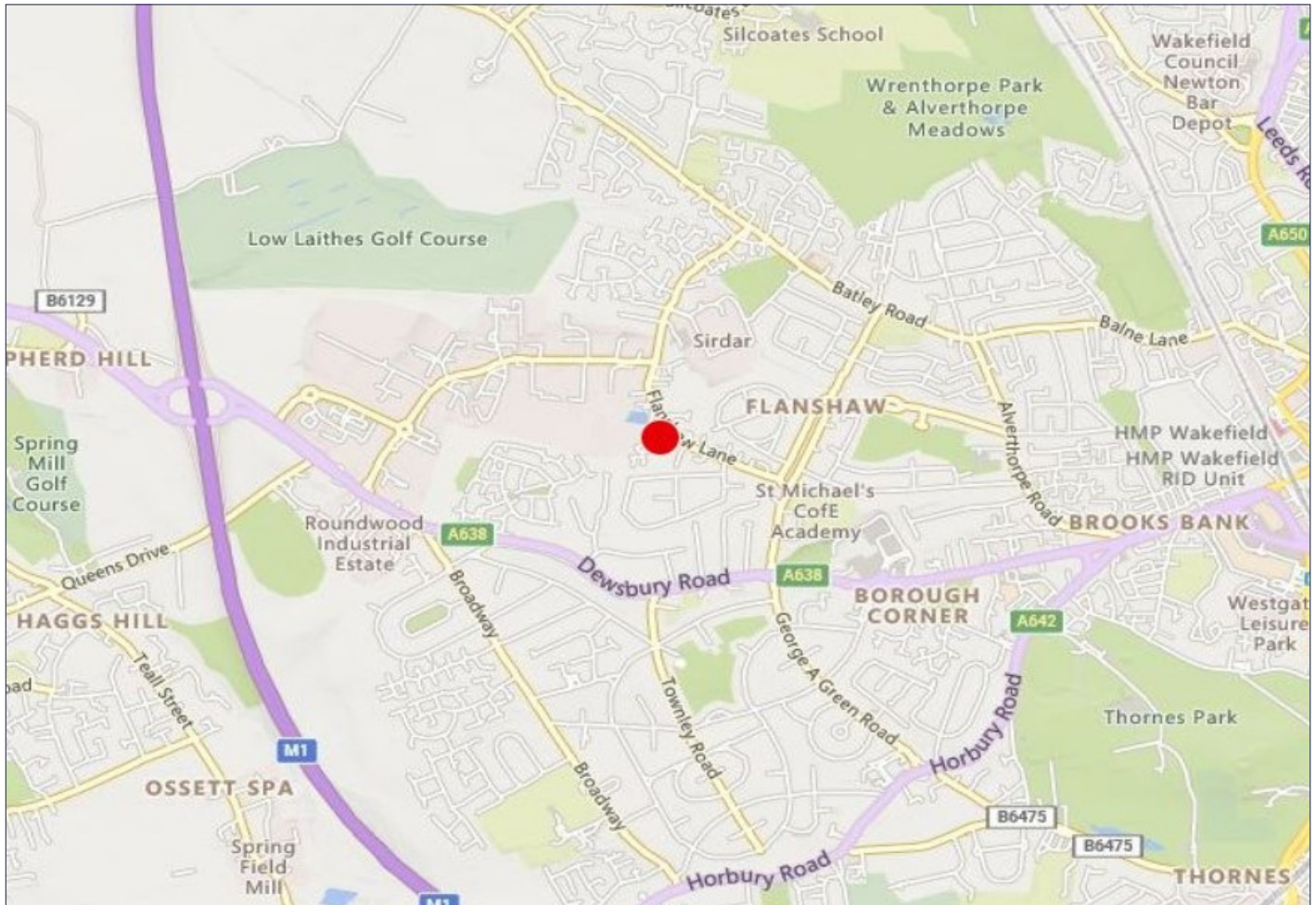
## DESCRIPTION

This new development offers a selection of superb warehouse/industrial units which have a manual roller shutter door, 3 phase power and car parking. The units will provide ideal accommodation for anyone looking for prestigious property in a convenient location.

The units are available on flexible monthly rolling terms or longer fixed terms to suit a prospective tenant.

## LOCATION

The property occupies a most enviable location being less than one mile from junction 40 of the M1 motorway and just a short drive from the Wakefield City Centre.



## ACCOMMODATION

14ft 5in x 55ft 6in = 800 sq ft (74.32 Sq M)

SUMMARY

RENTAL	£9,000 per annum
LEASE	Full Repairing and Insuring. Monthly rolling or fixed terms available.
RATEABLE VALUE	To be assessed
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
VAT	Not applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment

VIEWINGS & FURTHER ENQUIRIES



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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 June 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.