

MODERN WAREHOUSE TO LET



Unit 8, Eagle Point, Telford Way, Wakefield, WF2 0XW



- 3,944 sq ft / 366.41 sq m
- 7 Car parking spaces
- Electric roller shutter door
- Practical rectangular space
- Concrete floor
- 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.

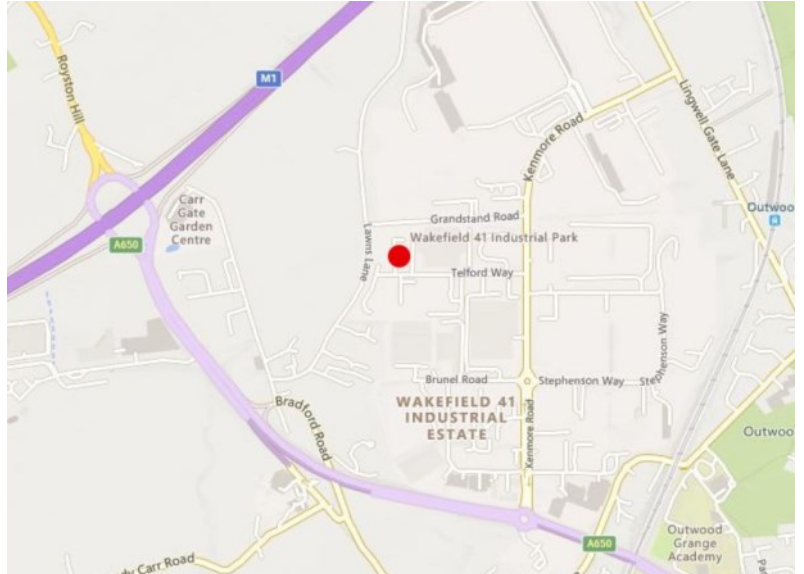
LOCATION

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



SUMMARY

SIZE	3,944 sq ft (366.41)
RENT	£40,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£26,250
SMALL BUSINESS RATES RELIEF	Not applicable. For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E

VIEWINGS & FURTHER ENQUIRIES

Strictly by prior appointment with joint 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.

Alternatively, contact our joint marketing agents Carter Towler on 0113 2451447 .

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.