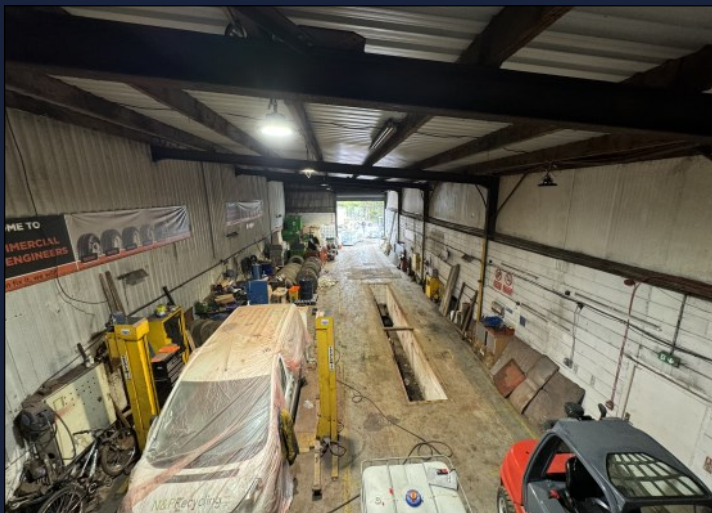


WAREHOUSE/GARAGE TO LET



Unit 2, Thorpe Hill Farm, Thorpe, East Ardsley Wakefield, WF3 3BX



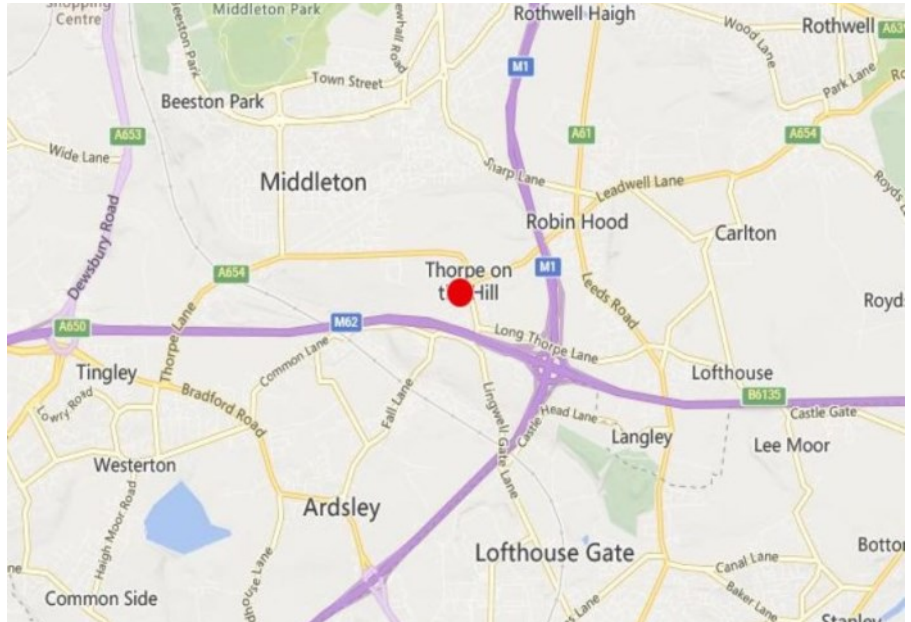
- 3,000 sq ft (279 sq m)
- 3 Phase electricity
- Inspection pit
- Prominent location within the site
- May suit garage type operator
- Situated between Leeds and Wakefield
- Roller shutter door access

DESCRIPTITON

This is a broadly rectangular open planned garage/workshop space with forecourt car parking an ancillary external space. Internally, the accommodation benefits from having an inspection pit, 3 phase electricity, works office and Wc facilities.

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

100ft x 30ft = 3,000 sq ft

SUMMARY

RENT	£21,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£13,500
SMALL BUSINESS RATES RELIEF	Not applicable. For more information please contact the local authority on 01977 727121.
ADDITIONAL CHARGE	Applicable for estate security lighting.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	B-30

VIEWINGS & FURTHER ENQUIRIES



Lee Carnley

01924 291500

lee.carnley@vickerscarnley.co.uk



Isobel Smith

01924 291500

isobel.smith@vickerscarnley.co.uk

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.