

# NEWLY CONSTRUCTED WAREHOUSE TO LET



## Unit 5 & 6, Tadman Business Park, Tadman Street, Wakefield, WF1 5RG

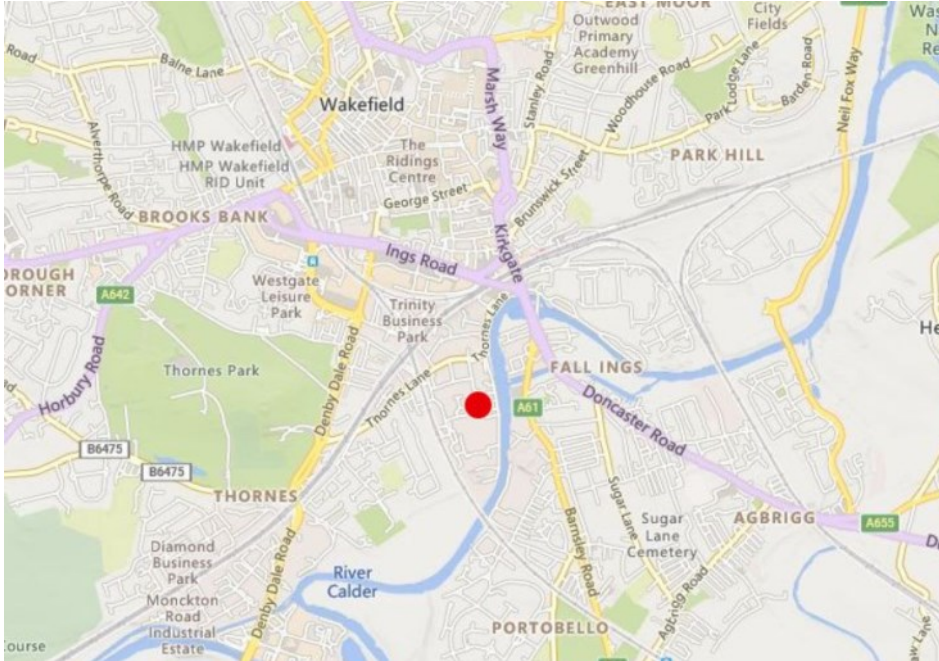
- 3,270 sq ft (304 sq m)
- Premises will be completed early 2025
- 2x roller shutter door
- Forecourt car parking
- Wc facilities and kitchenette
- Convenient for both city centre and Junction 39 of the M1 motorway

## DESCRIPTION

This is to be a new constructed warehouse property having two roller shutter doors with forecourt car parking area. Internally, the premises benefit from having a small office, Wc facilities and a kitchenette area. Being located close to Edmundson Electrical, This property may suit a small contractor or a trade counter type operator. (The premises will be completed early 2025).

## LOCATION

The premises are situated in the very popular Thornes industrial area being convenient to both the city centre and Junction 39 of the M1 motorway. Nearby occupiers include Edmonson Electrical, Kingspan, Easy bathrooms, Screwfix amongst many other trade type operators.



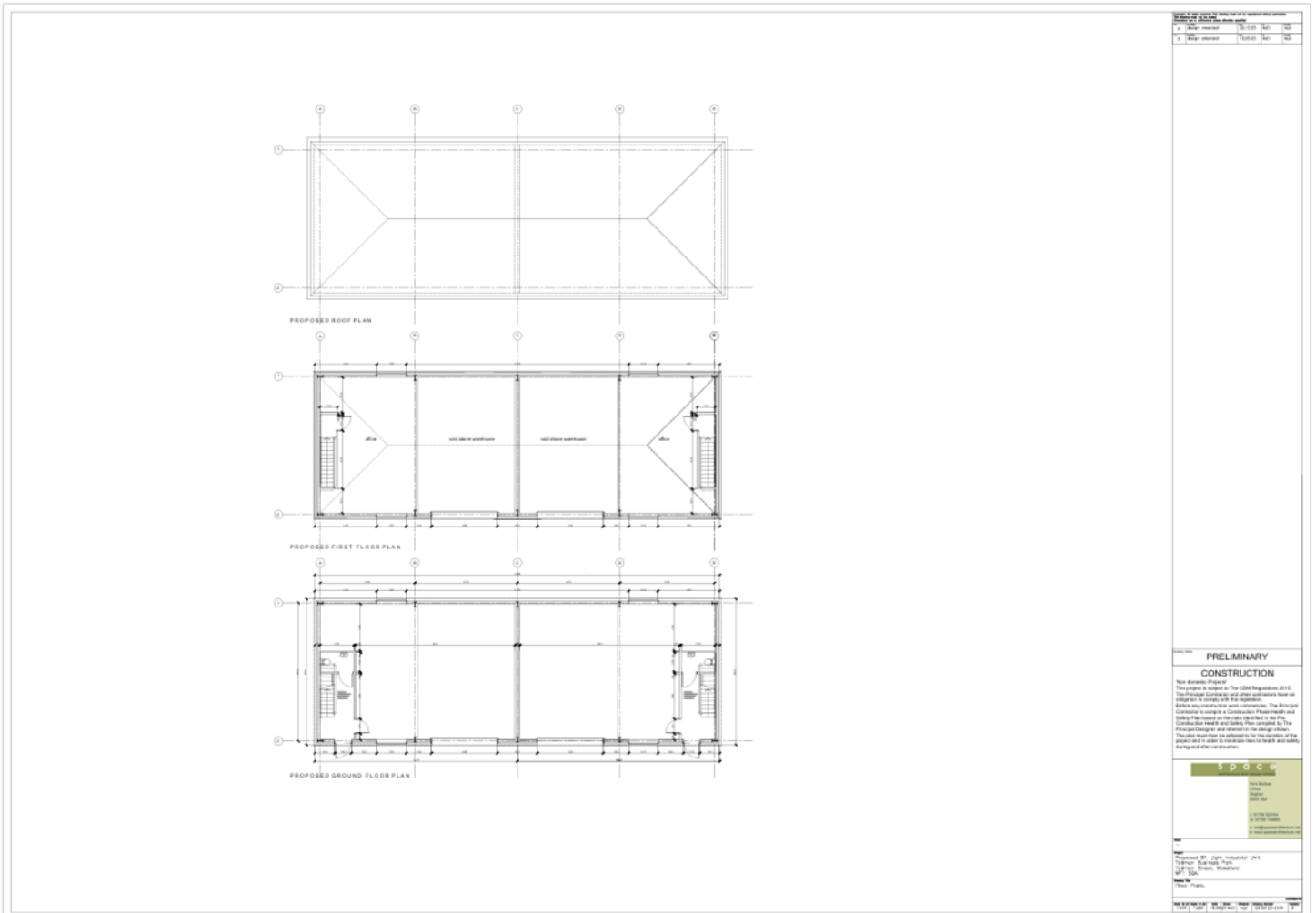
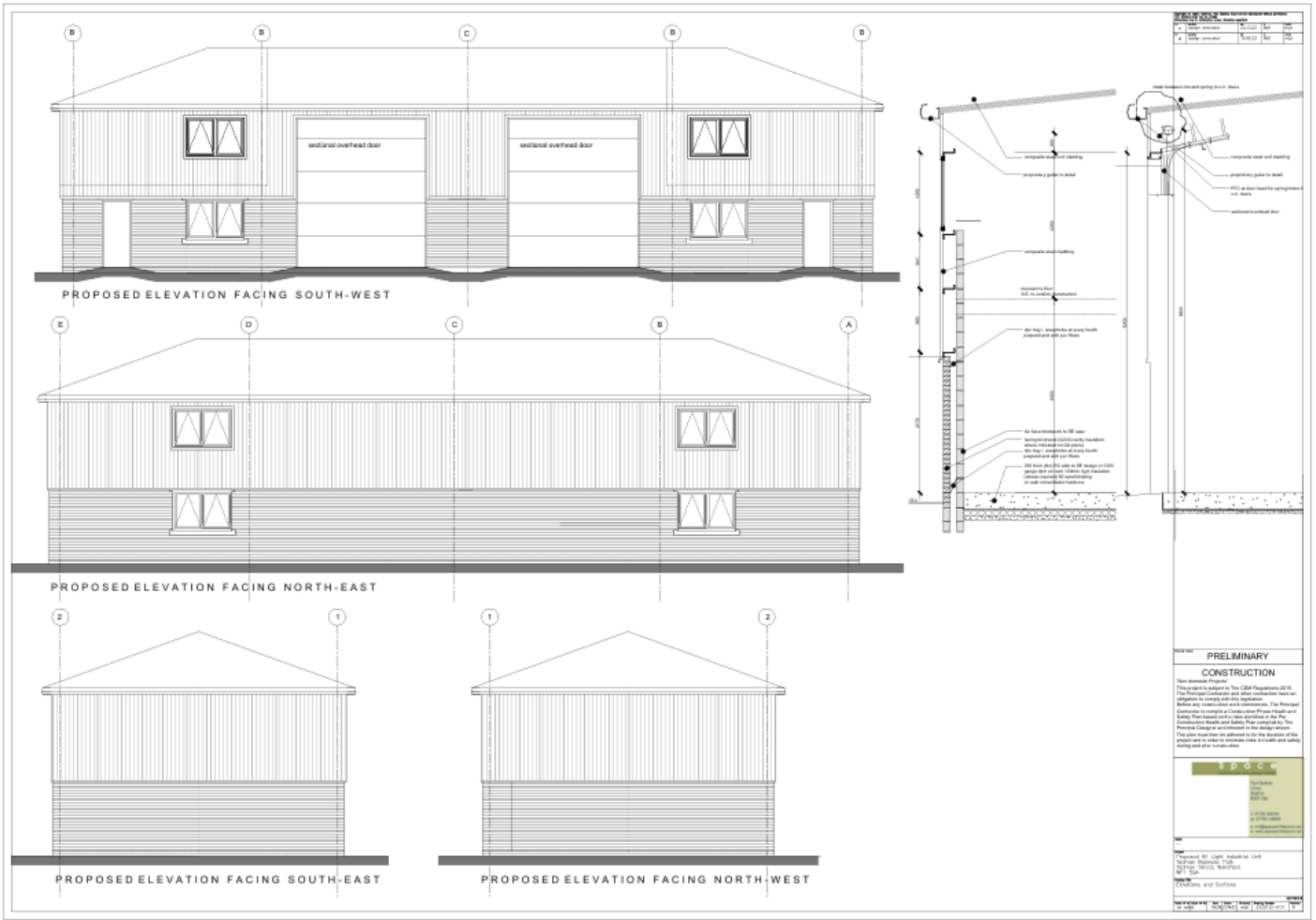
## ACCOMODATION

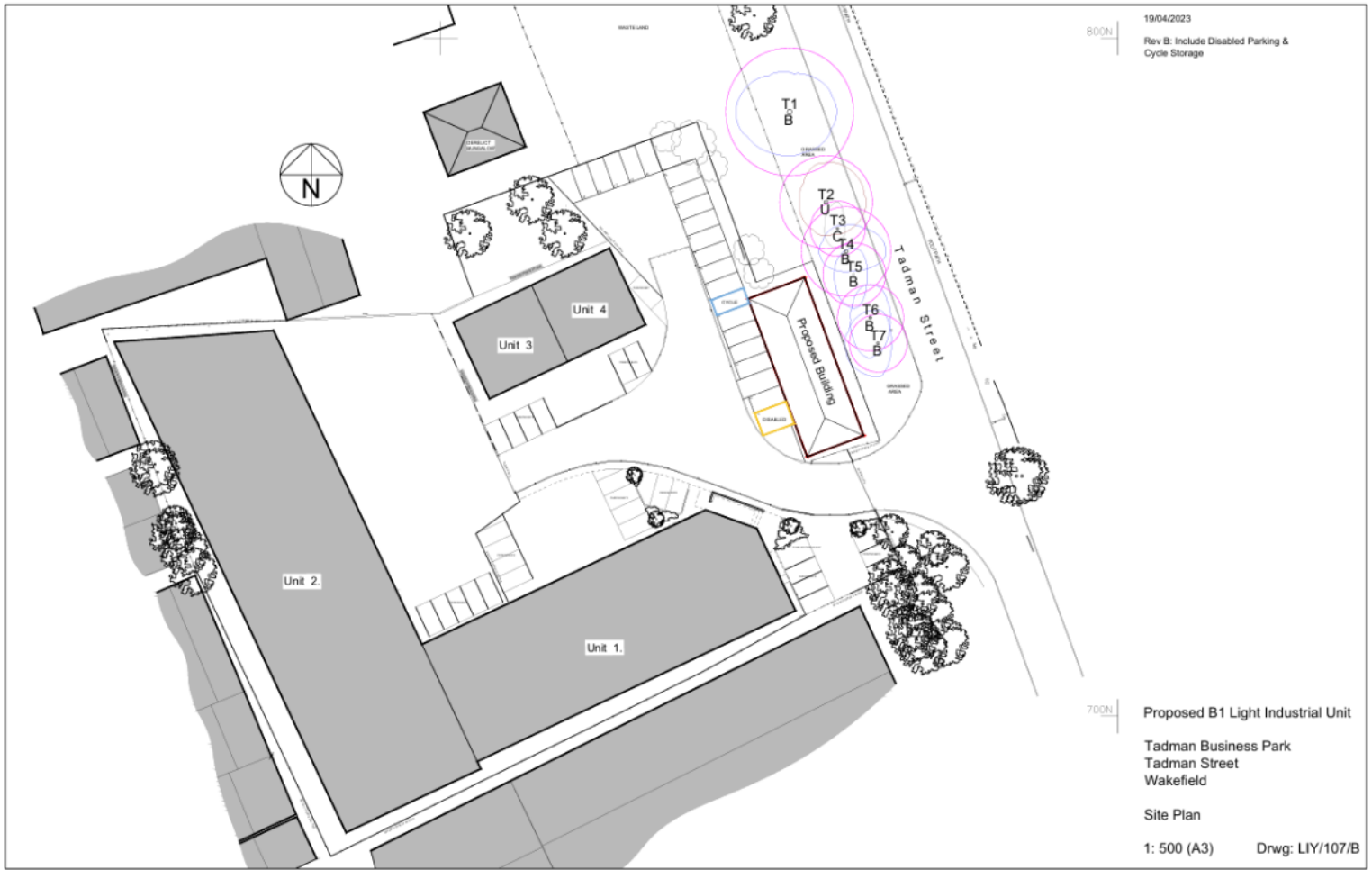
Ground floor - 2,180 sq ft  
First floor office - 1,090 sq ft

**Total net area = 3,270 sq ft (304 sq m)**

## SUMMARY

<b>RENT</b>	£40,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	Awaiting assessment.
<b>SMALL BUSINESS RATES RELIEF</b>	For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	Awaiting assessment.





**VIEWINGS & FURTHER ENQUIRIES**

	<p><b>Lee Carnley</b>          01924 291500  <a href="mailto:lee.carnley@vickerscarnley.co.uk">lee.carnley@vickerscarnley.co.uk</a></p>
	<p><b>Isobel Smith</b>          01924 291500  <a href="mailto:isobel.smith@vickerscarnley.co.uk">isobel.smith@vickerscarnley.co.uk</a></p>

**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 September 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.