

WAREHOUSE UNIT TO LET

Vickers
carnley



Unit 2, Back Grantley Street, Wakefield, WF1 4LG



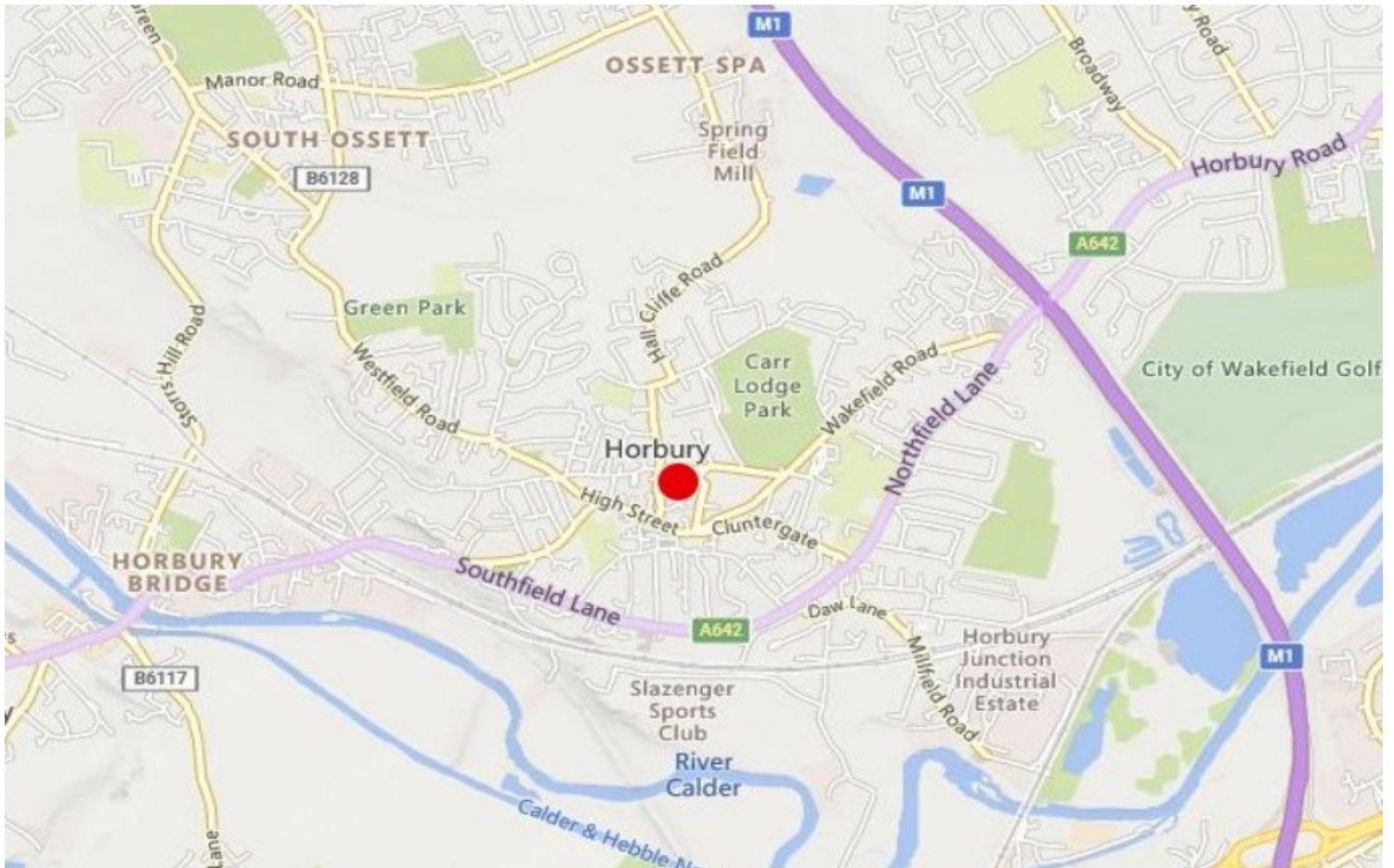
- £26,000 per annum
- 5,917 Sq Ft (549.69 Sq M)
- 3 phase power supply
- Work type offices
- Forecourt car parking to the front
- Exterior ramp
- Manual roller shutter door

DESCRIPTION

This is a very functional Workshop/Warehouse unit with a dual pitched roof and ample natural lighting. The property further benefits from concrete flooring, exterior ramp to a manual roller shutter door, fore-court parking, works type offices with mezzanine storage above, 3 phase power and strip lighting.

LOCATION

The property is located off Stanley Road with close proximity to Wakefield City Centre and the Trinity Walk development. Junctions 40 and 41 of the M1 motorway are 3.5 miles away. Back Grantley Street is not suitable for HGV deliveries.



ACCOMMODATION

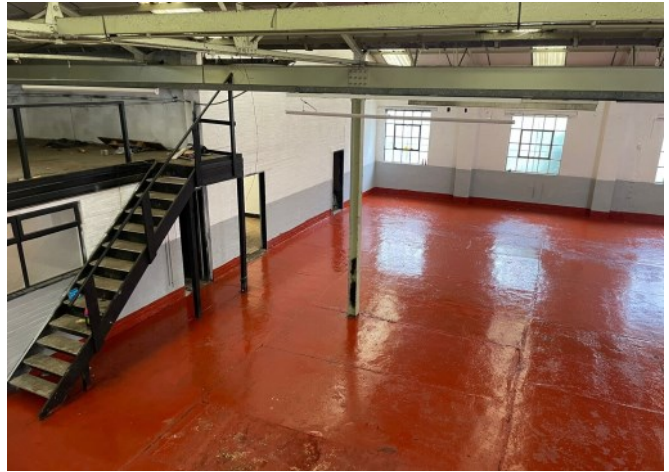
Ground Floor & Offices 5188 sq ft (482 sq m)

Mezzanine 729 sq ft (67.70 sq m)

Total = 5917 sq ft (549.70 sq m)

SUMMARY

LEASE	Full Repairing and Insuring.
RENT	£26,000 per annum
RATEABLE VALUE	15,750
SMALL BUSINESS RATES RELIEF	To be confirmed. 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	E123



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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 October 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.