

FULL FENCED, SECURE YARD TO LET



Yard at Moorpark Business Centre, Thornes Moor Road,
Wakefield, WF2 8PG



- Approx 0.24 acres
- Fully fenced
- Convenient location
- Hard standing
- Secure site
- Suitable for a variety of uses

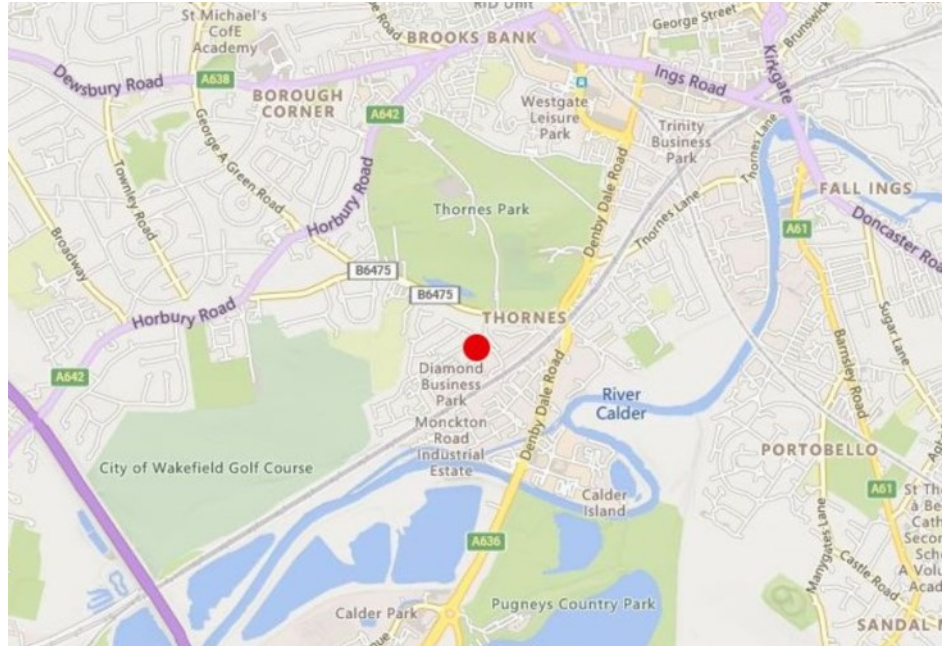
DESCRIPTION

An opportunity to let this fully fenced, secure level yard extending to approx. 0.24 acres (122ft x 86ft)

No services to the yard. The yard is accessed via Moorpark Business Centre which is conveniently located close to Wakefield City Centre and the M1 motorway.

LOCATION

The yard is located within the Moorpark Business Centre which is off Thornes Moor Road, directly opposite the Thornes Park entrance. This location is very conveniently positioned between Wakefield city centre and junction 39 of the M1 motorway with each being under 2 miles travel.



ACCOMMODATION

Approx 0.24 acres
122 ft x 86 ft

SUMMARY

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|------------------------------------|--|
| RENT | £18,000 per annum |
| LEASE | Full Repairing and Insuring basis. |
| RATEABLE VALUE | TBC |
| SMALL BUSINESS RATES RELIEF | TBC 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 | Awaiting assessment. |

VIEWINGS & FURTHER INFORMATION



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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 November 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.