

WAREHOUSE/TRADE COUNTER UNIT TO LET



Unit 8, Thornes Trading Estate, Thornes Lane, Wakefield, WF1 5QN

- 7,023 sq ft (652 Sq M)
- Recently refurbished
- 6m eaves height
- Ample on site car parking
- Ground level loading door
- Additional mezzanine storage



DESCRIPTION

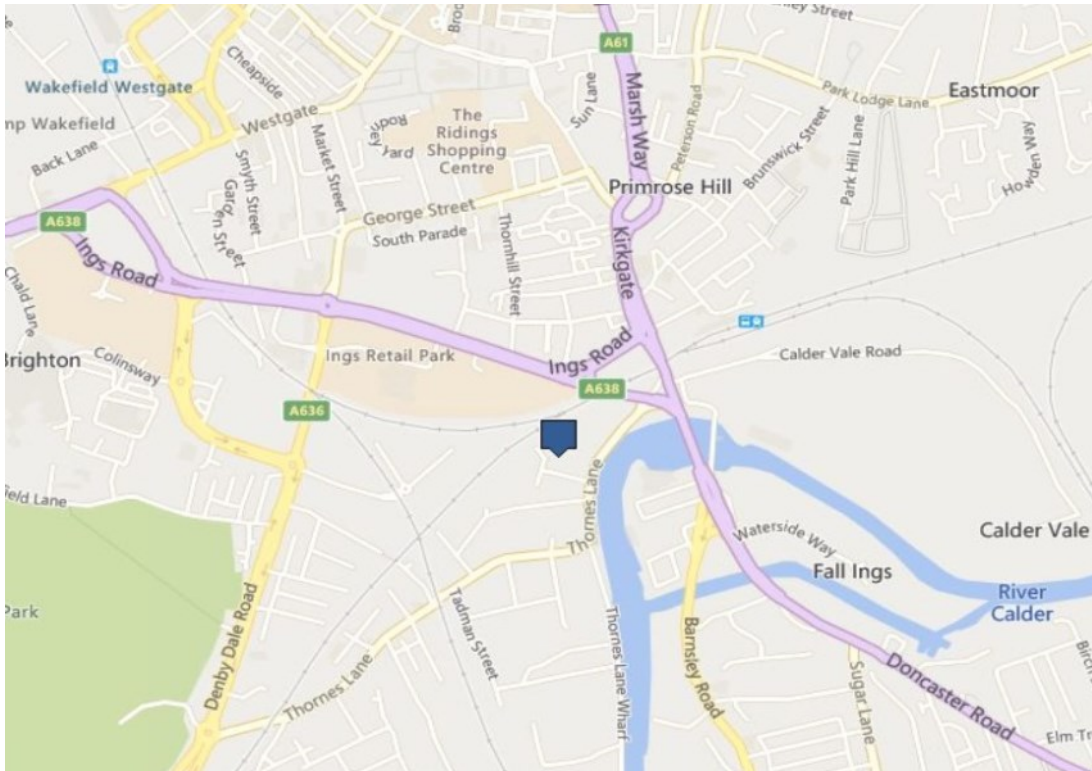
The property comprises a modern detached industrial/trade counter unit which benefits from single storey office accommodation and mezzanine storage to the front of the premises.

The warehouse is of steel portal frame construction with blockwork and profile metal cladding elevations under a pitched profile metal sheet roof with translucent Perspex roof lights.

Externally, the property benefits from a private hard standing yard to the side of the property, with ground level loading door access and separate staff and customer parking to the front.

LOCATION

The property is located on Thornes Trading Estate, which is accessed via Thornes Lane, providing direct access to Ings Road (A638) and in turn providing access to Junction 39 of the M1 motorway. The estate is home to several trade occupiers including Screwfix and Johnsons Decorating Centre.



ACCOMODATION

Ground Floor warehouse and offices - 7,023 sq ft (149.48 sq m)

Gross Internal area = 7,023 sq ft

Plus mezzanine - 1,609 sq ft (149.48 sq m)

SUMMARY

RENT	Rent on application. For more information, contact our office.
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£43,750.
SMALL BUSINESS RATES RELIEF	Not applicable. For more information, please contact the local authority on 01977
SERVICE CHARGE	A service charge is applicable. Further details upon request.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-79

VIEWINGS & FURTHER ENQUIRIES

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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 updated December 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.