

STORAGE UNIT TO LET



Unit 3, 225 Denby Dale Road, Wakefield, WF2 7AJ



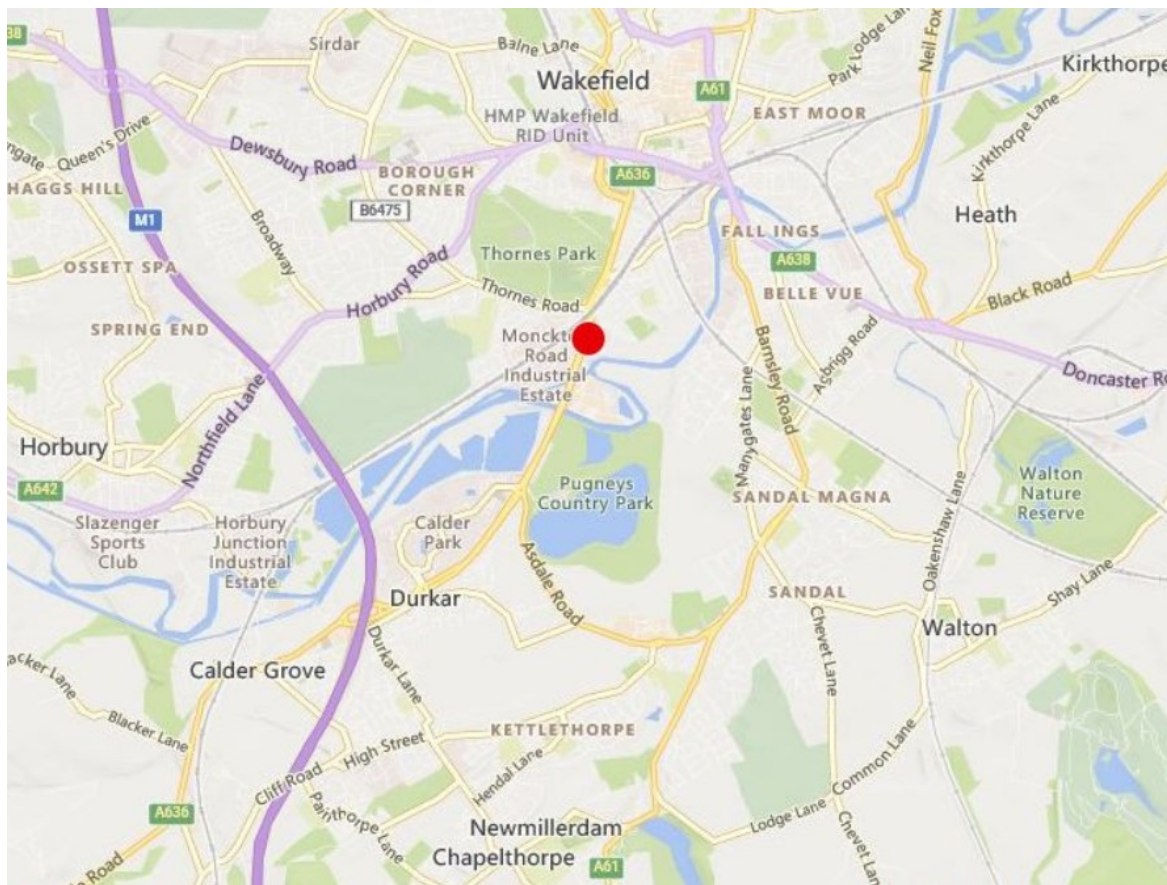
- 520 sq ft (48 sq m)
- Available on 31st May 2025
- All inclusive rent and flexible terms
- Manned reception with 24 hour access
- Ample on site car parking

DESCRIPTION

This unique secure storage unit offers easy accessible space and benefits from having lighting but please note, there is no electrics to the unit., Wc or water facilities. Unloading and loading spaces are available to the front.

LOCATION

The property is prominently located off the busy Denby Dale Road. The premises are within walking distance of the cities major retail parks where Sainsbury's, The Range, B & M & McDonalds are located, amongst others. Both Westgate and Kirkgate Train Station are easily accessible on foot and Junction 39 of the M1 motorway is just a short drive away.



ACCOMMODATION

Total net internal area = 520 sq ft (48 sq m)

SUMMARY

SIZE	520 sq ft (48 sq m)
RENT	£430 per calendar month
LEASE	Full Repairing and Insuring
RATEABLE VALUE	TBC
SMALL BUSINESS RATES RELIEF	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	TBC

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 created April 2025 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.