

NEWLY CONSTRUCTED WAREHOUSE TO LET



Unit 5, Tadman Business Park, Tadman Street, Wakefield, WF1 5RG

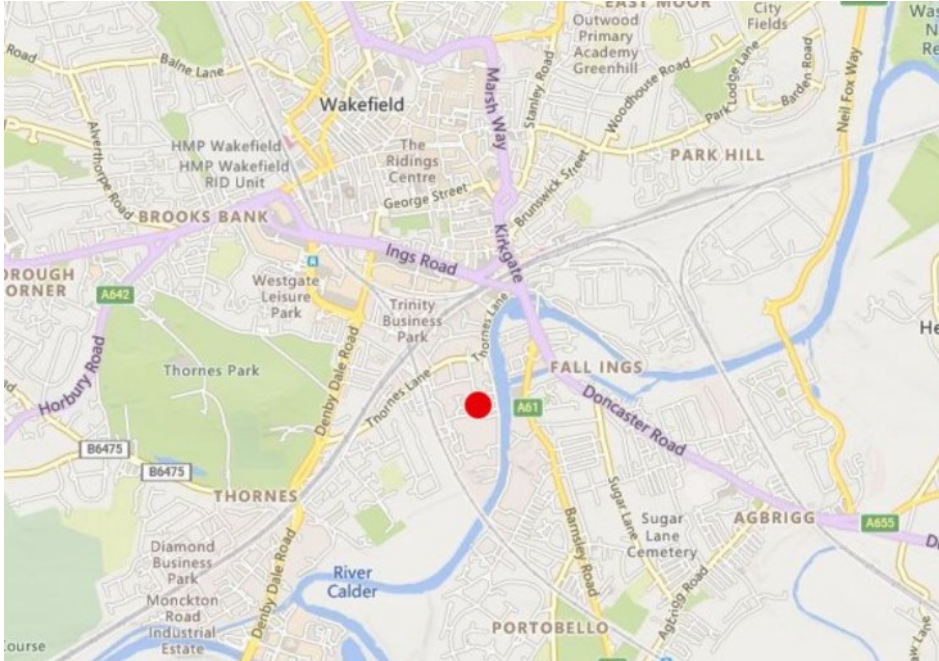
- GF - 1,100 sq ft
- FF - 500 sq ft
- Premises will be completed July 2025
- Roller shutter door access
- Forecourt car parking
- Wc facilities and kitchenette
- Convenient for both city centre and Junction 39 of the M1 motorway

DESCRIPTION

This is a newly constructed warehouse property having roller shutter door access along with a forecourt car parking area. Internally the premises benefit from having a small office, Wc facilities and kitchenette plus a substantial open plan first floor area.

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 - 1,100 sq ft
First floor office - 500 sq ft

Total net area = 1,600 sq ft

SUMMARY

RENT	£20,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	Awaiting assessment.
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	Awaiting assessment.

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 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.