

WORKSHOP/WAREHOUSE  
WITH DETACHED OFFICE PROPERTY  
PLUS EXTERNAL STORAGE AREA  
**TO LET**



Unit 10, Moorpark Business Centre  
Thornes Moor Road, Wakefield, WF2 8PG



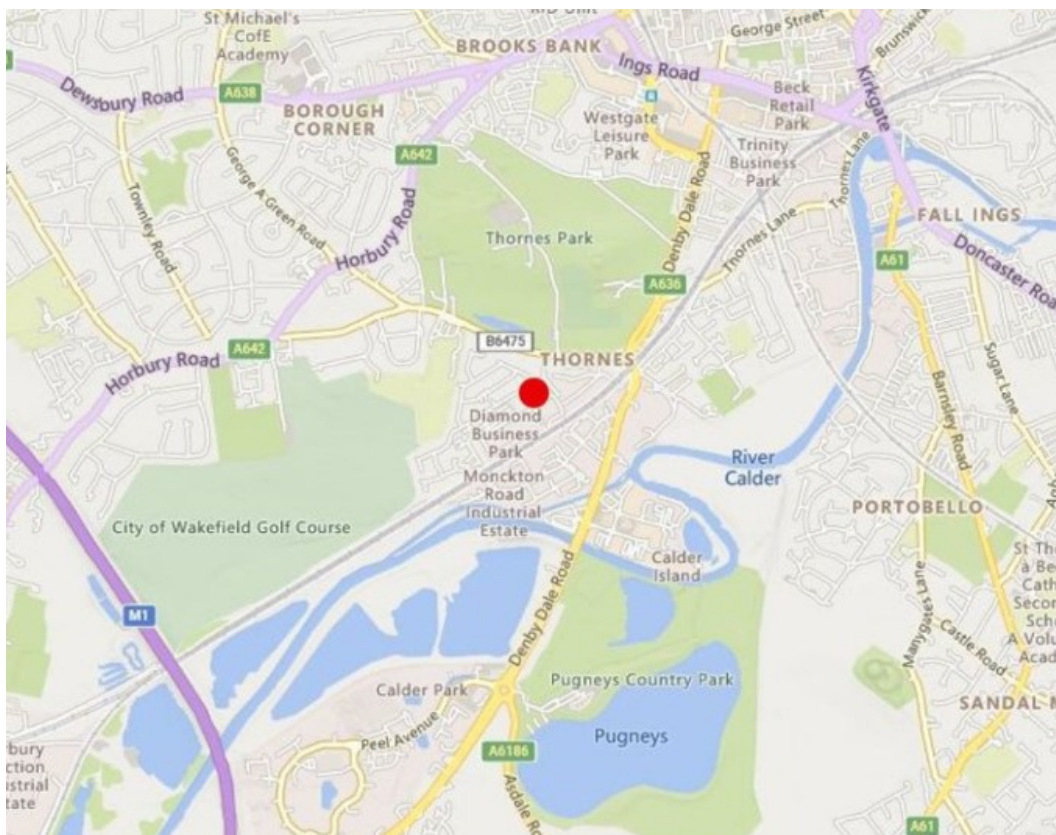
- 780 sq ft (72 sq m)
- Ready for immediate occupation
- External storage area
- Would suit various users
- Very secure
- Convenient location

## DESCRIPTION

This is a recently refurbished workshop/warehouse property and benefits from having a newly installed roller shutter door. The accommodation is broadly open plan and has an additional small storage area and Wc. In addition to the main warehouse property, there is a very usable Portakabin which in the past has been utilised as additional office space. Externally, there is a concreted yard area which may prove ideal for either external storage or car parking.

## 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

Warehouse - 30ft x 26ft = 780 sq ft  
Plus small store and Wc

Portakabin - 28ft x 9ft 10in = 275 sq ft



SUMMARY

SIZE	780 sq ft (72 sq m)
RENT	£10,000 per annum
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	C-71

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.