

MODERN WAREHOUSE WITH RECEPTION OFFICE TO LET



Unit 7, Thornes Trading Estate, Thornes Lane,
Wakefield, WF1 5QN



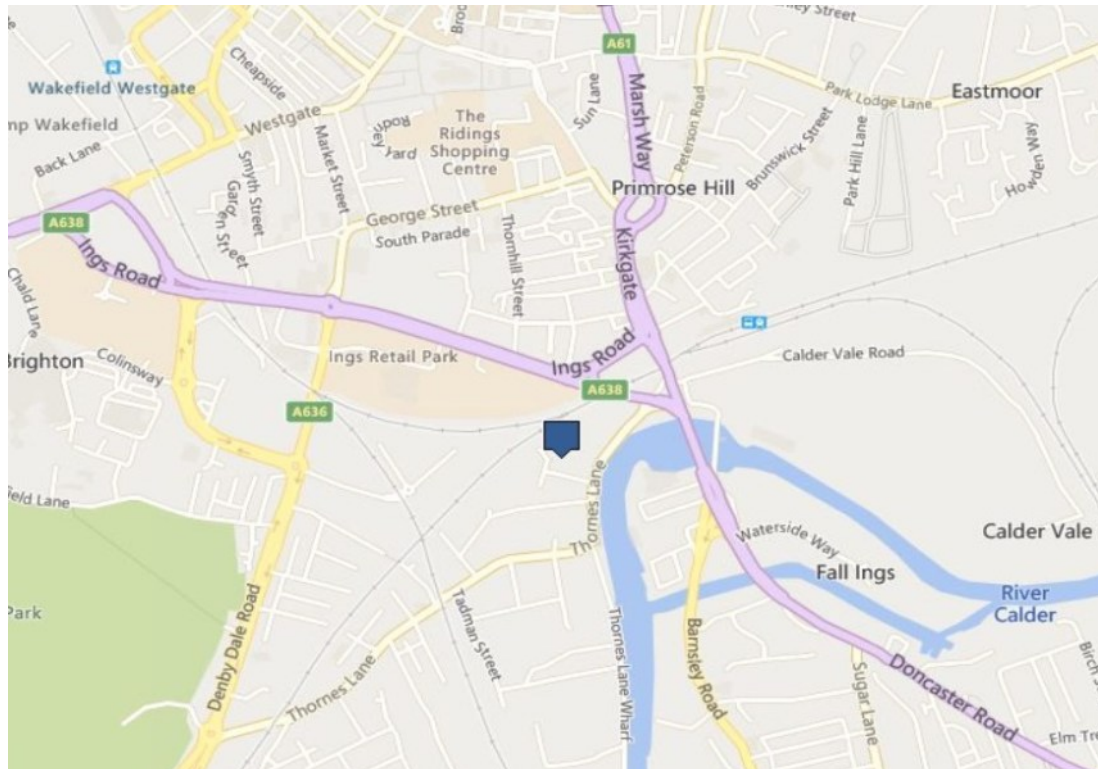
- 2,487 sq ft (231 sq m)
- With forecourt parking
- Ideal trade counter premises
- 3 phase electricity
- 12ft roller shutter door
- Convenient for city centre and M1 Motorway

DESCRIPTION

This is a modern warehouse/ trade counter unit with forecourt parking. The accommodation comprises a reception office/ trade counter with warehouse to the rear. The premises benefit from having three phase electricity, security alarm system, full gas central heating to warehouse, male and female Wc facilities and 12 ft roller shutter door.

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

Warehouse - 58ft 6in x 38ft 10in = 2,272 sq ft
Inc Wc

Office - 19ft 7in x 11ft = 215 sq ft
Plus Wc facilities

Total net internal area = 2,487 sq ft (231 sq m)

SUMMARY

RENT	£30,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£17,000
SMALL BUSINESS RATES RELIEF	Not applicable. For more information, please contact the local authority on 01977 727121.
SERVICE CHARGE	A service charge is applicable. Further details upon request.
MANAGEMENT FEE	5% of the annual rental plus VAT.
INSURANCE PREMIUM	£876.29 per annum.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-81

VIEWINGS & FURTHER ENQUIRIES



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Alternatively, please contact Joint Agents Matt Jackson at Lambert Smith Hampton on 0113 245 9393.

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 February 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.