

# WAREHOUSE UNITS TO LET

AMPLE ON SITE CAR PARKING



1-3 Woods Court, Flanshaw Way, Wakefield, WF2 9LP



- Rent from £23,000 per annum
- 2,500 sq ft—3,500 sq ft
- Excellent commercial location
- Ample on site car parking
- Roller shutter access
- Close to junction 40 of the M1 motorway
- Office, Wc and kitchen facilities

DESCRIPTION

This site offers a selection of superb warehouse/industrial units which offers very functional open plan accommodation with roller shutter door access, and 3 phase electricity. Externally, there is a shared car park with access directly off Flanshaw Way. Each unit will comprise of a Wc, kitchenette and office.

The units will provide ideal accommodation for anyone looking for an industrial property in a convenient and popular location.

LOCATION

The property occupies a most enviable location being less than one mile from junction 40 of the M1 motorway and just a short drive from Wakefield City Centre.



ACCOMMODATION

UNIT	SIZE (GROSS INTERNAL)	RENTAL PER ANNUM
1	2,565 q ft	LET
2	2,565 sq ft	£23,000
3	3,420 sq ft	£29,000





### SUMMARY

LEASE	Full Repairing and Insuring.
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	To be confirmed. For more information please contact the local authority on 01977 727121.
SERVICE CHARGE	Unit 2 - Approx. £200.00 per calendar month Unit 3 - Approx. £270.00 per calendar month
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Unit 1-C56 Unit 2-C54 Unit 3- C54

### VIEWINGS & FURTHER INFORMATION



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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 October 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.