

# WORKSHOP/ WAREHOUSE WITH SECURE CAR PARKING TO LET



Unit 5, The Depot, Silcoates Street, Wakefield, WF2 0DX



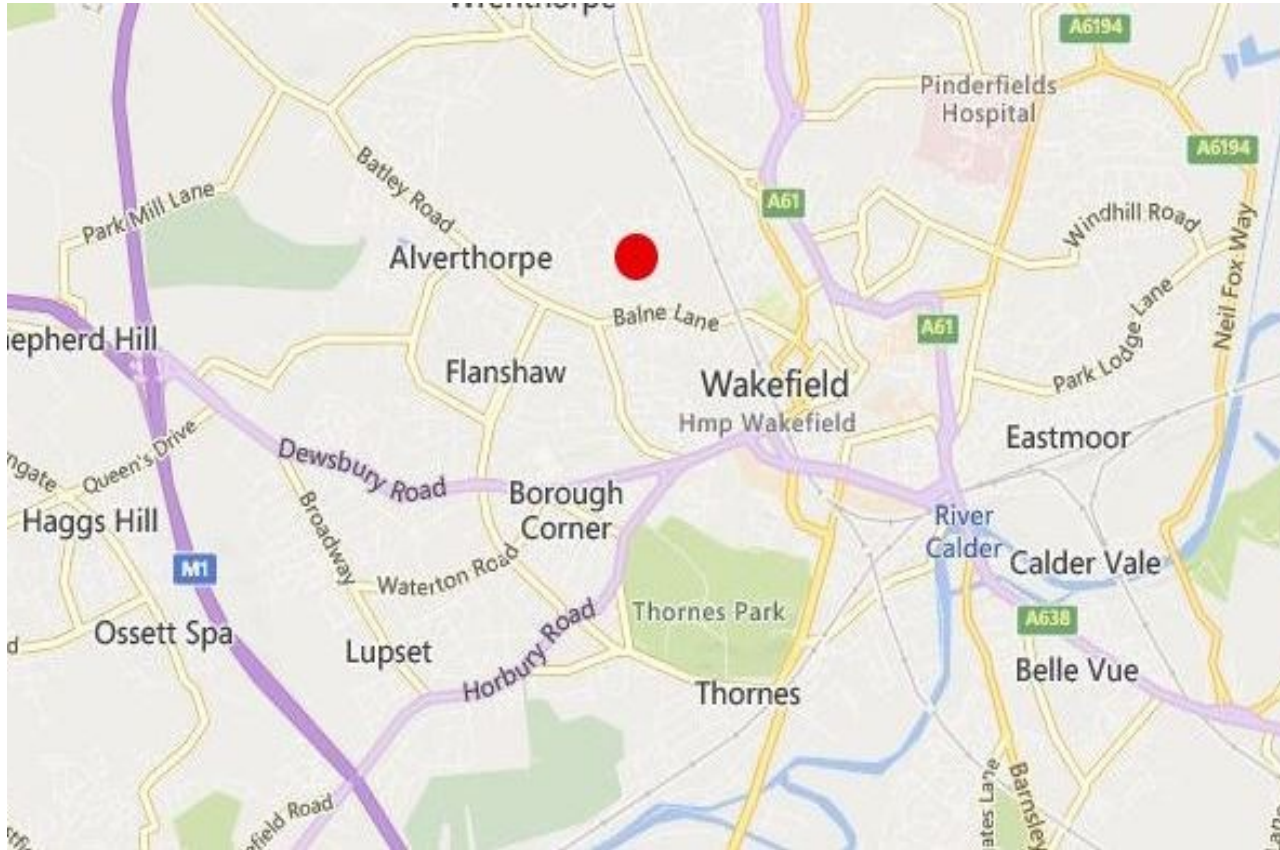
- 2,500 sq ft (465 sq m)
- Newly refurbished
- Very functional space
- Roller shutter door access
- Secure car parking
- Convenient location

## DESCRIPTION

This is a recently refurbished rectangular workshop/warehouse property. Now offering very functional open planned accommodation with roller shutter door access. Kitchen and bathroom facilities are provided for.

## LOCATION

The property occupies a very convenient location on the fringe of the City Centre yet being just a short drive away from the M1 Motorway.



## ACCOMODATION

**Total net internal area = 2,500 sq ft**

Including reception office, kitchen and Wc facilities

SUMMARY

RENT	£22, 000 per annum. The first 3 months rent is to be paid in advance.
LEASE TERM	Full Repairing and Insuring Basis.
RATEABLE VALUE	£12,750.
SMALL BUSINESS RATES RELIEF	Applicable. 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	D-90

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 updated July 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.