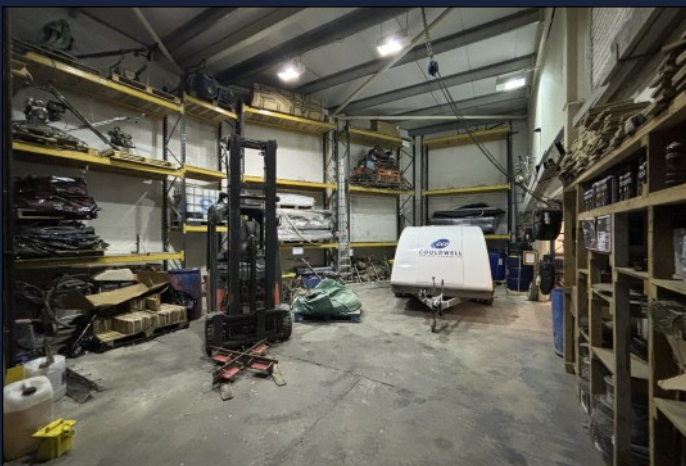


PROMINENT WAREHOUSE WITH FIRST FLOOR OFFICES TO LET



3a Denby Dale Road, Wakefield, WF1 1HP



- 2,265 sq ft (210.33 sq m)
- £30,000 per annum
- Ground floor warehouse
- 3 Multiple stores
- Well presented first floor offices
- Ample car parking spaces
- Excellent location

DESCRIPTION

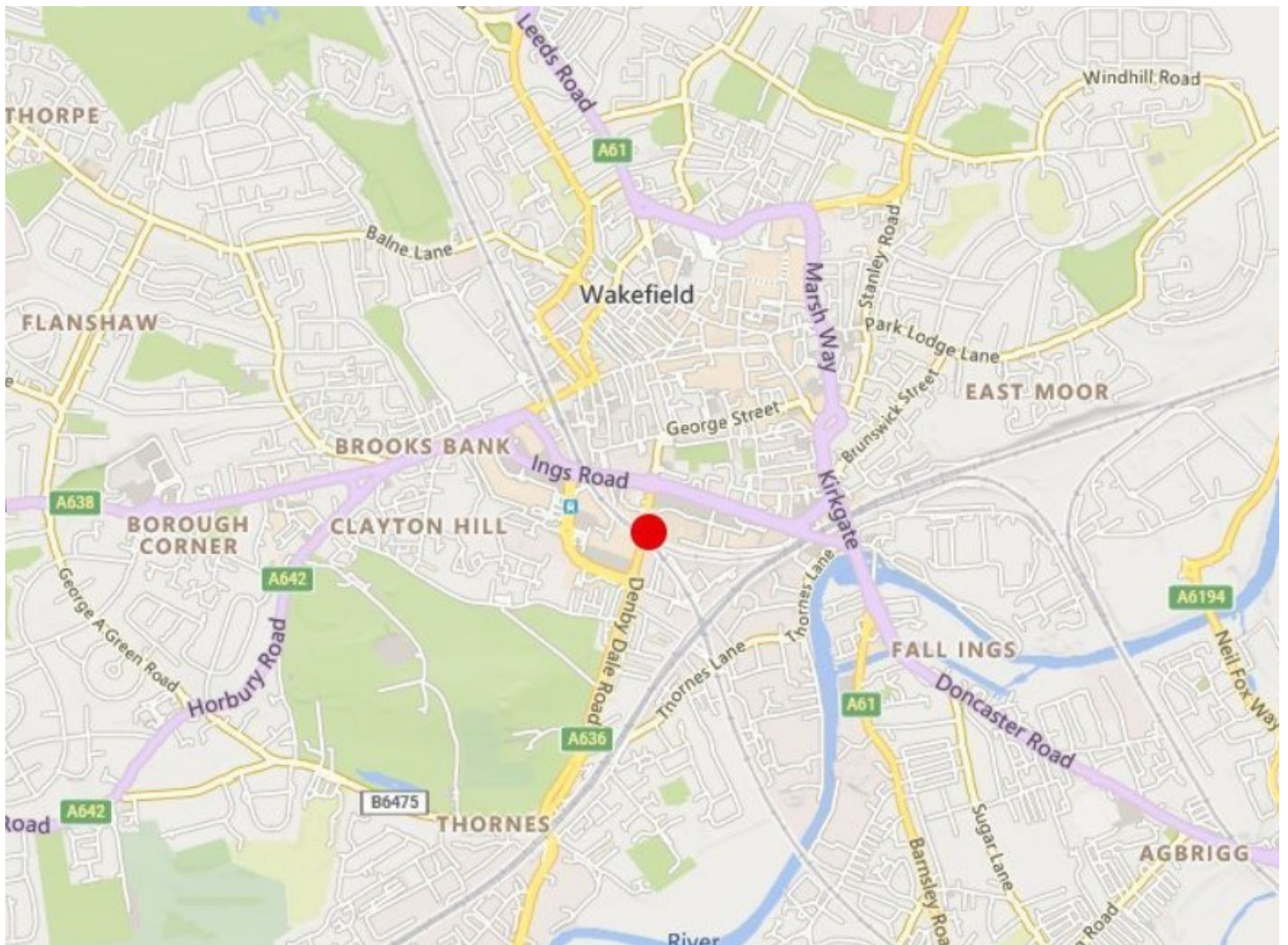
This is a prominent warehouse unit with first floor offices and benefits from having the use of a substantial car park to the front which has been utilised by the current owners for over 20 years.

The ground floor largely consists of warehouse space with roller shutter door access along with various stores, reception area, kitchen and Wc facilities.

The first floor offices which benefit from kitchen and Wc facilities. The offices are well presented and have air conditioning units.

LOCATION

The property fronts onto the main Denby Dale Road, adjacent Sainsburys supermarket and is convenient for Ings Road Retail Park. The city centre is within walking distance as is Wakefield Westgate train station. Junction 39 of the M1 motorway is less than 10 minutes drive away.



ACCOMMODATION

Main warehouse- 37ft 9in x 20ft (average)
Larger store- 22ft 4in x 11ft 10in = 264 sq ft
Kitchen - 9ft x 10ft 6in = 94 sq ft
Store- 12ft x 17ft 8in = 212 sq ft
Store- 11ft x 9ft 5in = 104 sq ft
Reception - 8ft x 12ft = 96 sq ft

Total ground floor net internal area = 1,525 Sq Ft

First floor general office- 18ft 7in x 14ft = 259 sq ft
Office - 22ft 2in x 10ft 8in = 236 sq ft
Office- 17ft 8in 9ft 11in = 172 sq ft
Kitchen - 6ft 4in x 8ft 7in = 54 sq ft
Store- 6ft 4in x 2ft 11in = 18 sq ft

Total first floor net internal area = 739 Sq Ft

Total Net Internal Area = 2,264 Sq Ft (210.33 Sq M)



SUMMARY

RENT	£30,000 per annum. The first quarters rent is payable upon legal completion.
LEASE TERM	Full Repairing and Insuring Basis.
RENTAL BOND	TBC
RATEABLE VALUE	£8,300
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E118

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 August 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.