

# WAREHOUSE TO LET



## Unit 1, Thorpe Hill Farm, Thorpe, East Ardsley Wakefield, WF3 3BX



- 4,916 sq ft (279 sq m)
- £35,000 per annum
- 3 Phase electricity
- Prominent location within the site
- Situated between Leeds and Wakefield
- 15 ft Roller shutter door access
- Ready for immediate occupation

DESCRIPTITON

This is a very functional warehouse/store unit with a works offices and Wc facilities.

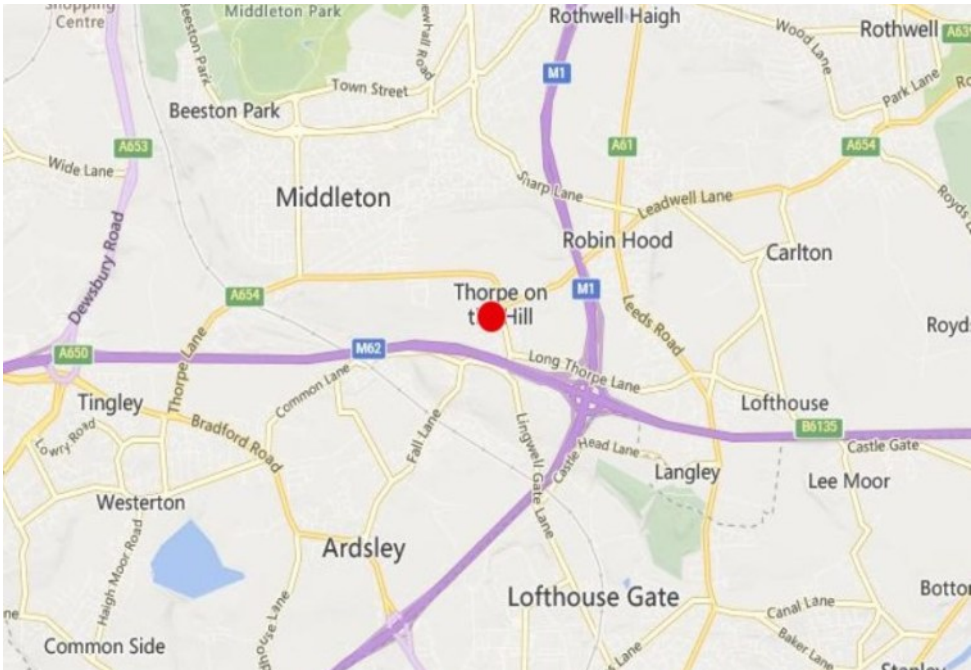
The unit has the benefit of a 3 phase power supply, level concrete floor, LED lighting and has the added advantage of having a 15ft high roller shutter door. This would prove ideal space for anyone requiring a high bay storage facility.

LOCATION

The premises are strategically located halfway between Leeds and Wakefield yet being convenient for the motorway network along with East Ardsley and Lofthouse.

ACCOMMODATION

The unit has a gross internal area of 4,916 sq ft which includes the office and Wc's.



SUMMARY

RENT	£35,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	TBC
ADDITIONAL CHARGE	Applicable for estate security lighting.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-51

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 prepared March 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.