

# NEWLY CONSTRUCTED COMMERCIAL PREMISES TO LET



104 Leeds Road, Outwood, Wakefield, WF1 2QD



- 1,150 sq ft (106.84 sq m)
- £25,500 per annum
- Premier trading location
- Very attractive constructors
- Ample on site car parking
- Would suit a variety of users
- 13ft high roller shutter door access



## DESCRIPTION

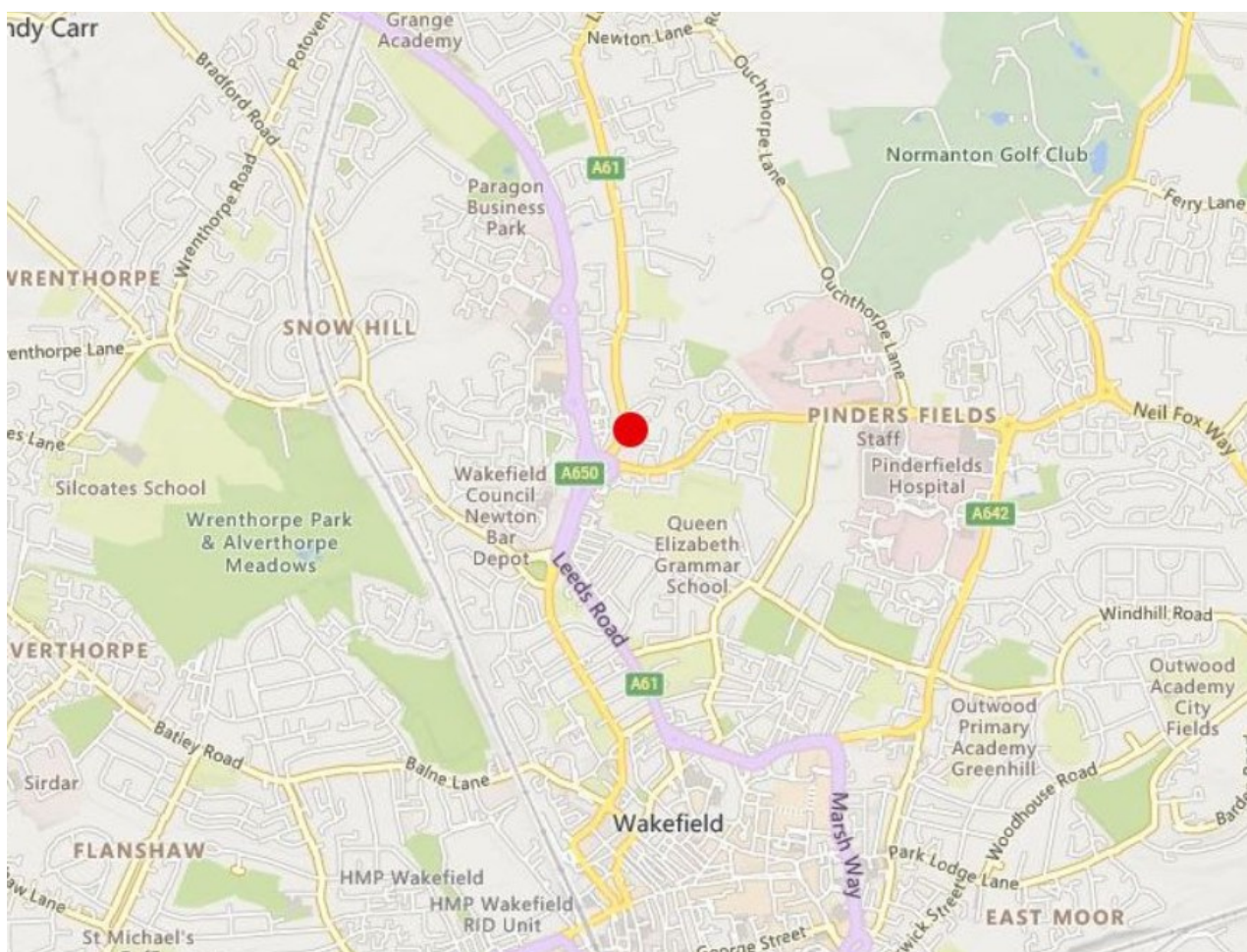
This is a newly constructed warehouse with the benefit of having ample onsite car parking.

Arguably this is one of Wakefield's premier trading locations on the fringe of the city centre, just less than a five minute drive from Junction 41 of the M1 Motorway.

Internally, the premises are broadly open plan with Wc facilities and a stainless steel sink unit which may benefit from having three phase electricity and LED lighting.

## LOCATION

The property is located on Leeds Road close to it's junction with Bar Lane, the Wrenthorpe Bypass, just off the roundabout and close to Capri Restaurant and the Snowhill Retail Park. Wakefield city centre is just a few minutes drive away or a short walk.



## ACCOMMODATION

Main warehouse - 24ft x 43ft = 1,032 sq ft

12ft x 10ft = 120 sq ft

**Total net internal area = 1,150 sq ft**

## SUMMARY

RENT	£25,500 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	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	Awaiting assessment.

## 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 August 2-025 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.