

WAREHOUSE WITH SECURE YARD TO LET



Unit 15, Linfit Court, Colliers Way, Clayton West, HD8 9WL



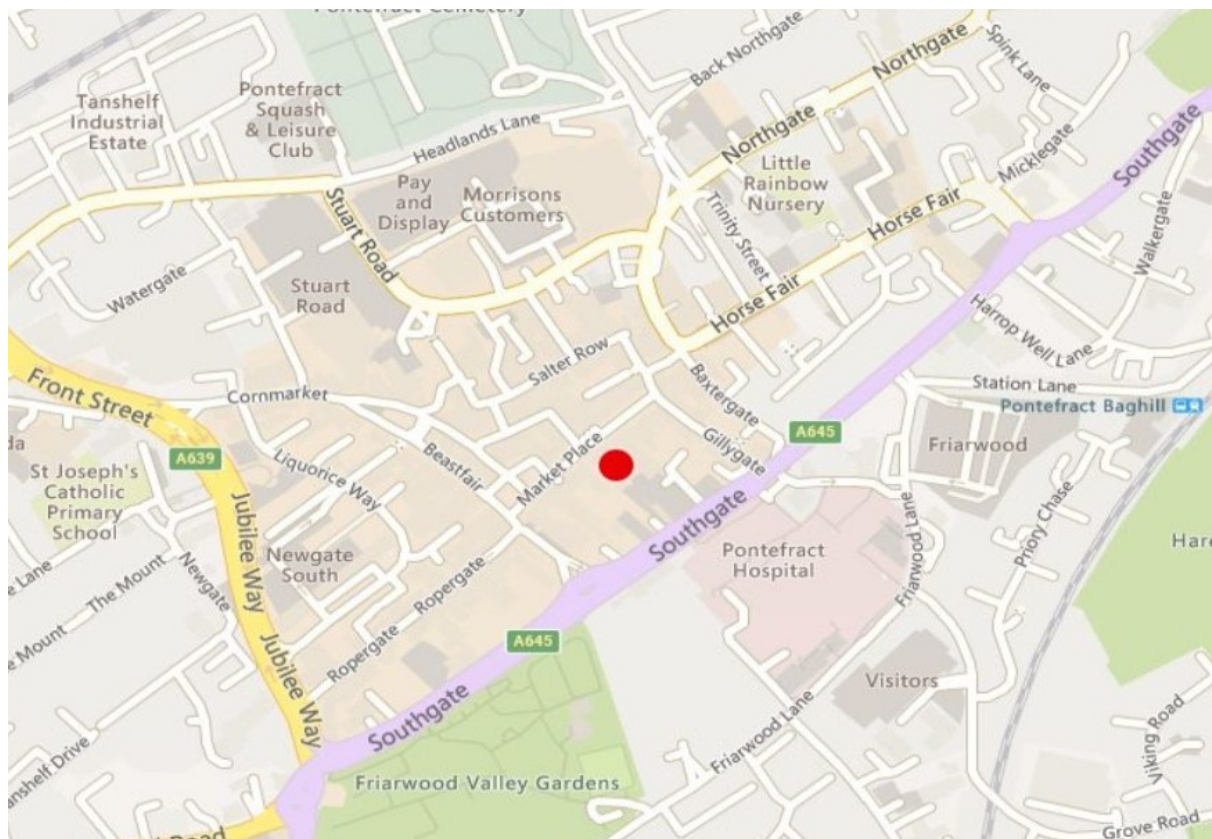
- 997 sq ft (93 sq m)
- Newly constructed
- First floor office/work room
- Kitchen and Wc facilities
- 15ft roller shutter door
- Convenient for Junctions 39 & 38 of the M1 motorway

DESCRIPTION

This is a newly constructed warehouse property with a first floor work room/office above. The property benefits from having roller shutter door access along with male and female toilets. In addition, to the rear of the property there is a substantial secure fully surfaced yard area ideal for external storage or car parking.

LOCATION

Situated on the popular business park being just a short drive from junctions 38 and 39 of the M1 motorway yet being convenient for the semi-rural areas of Clayton West and Skelmanthorpe. The park benefits from a sandwich shop. (postcode - HD8 9WL)



ACCOMMODATION

GF

23ft x 29ft = 667 sq ft

FF

14ft 4in x 23ft = 330 sq ft

Total net internal area = 997 sq ft

SUMMARY

RENT	£15,000 per annum
LEASE TERM	Full Repairing and Insuring Basis
SERVICE CHARGE	Approx. £1,896 per annum (includes Buildings Insurance).
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.

VIEWING & 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 November 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.