

WAREHOUSE WITH OFFICES AND SUBSTANTIAL SECURE YARD TO LET



Carlton Works, Cemetery Lane, Carlton, Lofthouse, WF3 3QT



- 7,614 sq ft (707.34 sq m)
- Approx 0.85 acre site
- £95,000 per annum
- Warehouse, workshop & offices
- Substantial secure rear yard
- Car parking to the front
- Excellent location with close proximity to the M62 and M1 motorway.



DESCRIPTION

A rare opportunity has arisen to let this impressive building comprising of offices, warehouse, substantial rear yard and car parking extending to approximately 0.85 acres in total.

The property is located within a semi- rural yet convenient location with easy access to the M62 and M1 motorway.

The ground floor comprises of a generous reception area, along with open plan and private offices with suspended ceilings. Additionally, there is a first floor mezzanine, ideal for storage.

To the rear, there is a workshop/warehouse extending to approximately 4,352 sq ft to include staff kitchen and Wc facilities along with warm air blowers, 3 phase power and an 18ft height to the ridge. The rear loading door is a width of 13ft 9in and a height of 13ft.

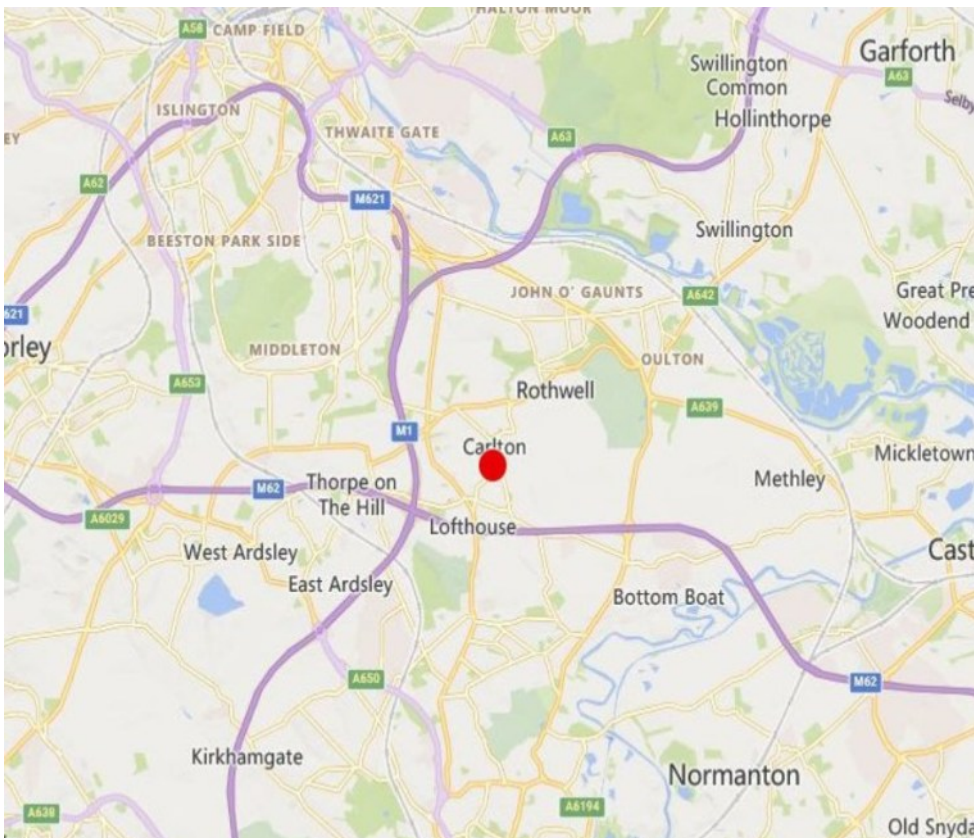
Access from the rear warehouse leads to a substantial secure rear yard which can also be accessed via the side of the property with an electric gated entrance.

The property has the additional benefit of a car park to the front for approx. 3 vehicles.

LOCATION

This site has a strategic trading location being situated midway between neighbouring Rothwell, Wakefield and Leeds. it has the benefit of excellent access to Junction 30 of the M62 motorway and junction 41 of the M1 motorway.

Less than 2 miles to junction 30 of the M62 motorway and less than 4 miles to the M62 interchange.



ACCOMODATION

Rear warehouse - 90ft 7in x 48ft 1in = 4,352 sq ft (includes wc and kitchen facilities)

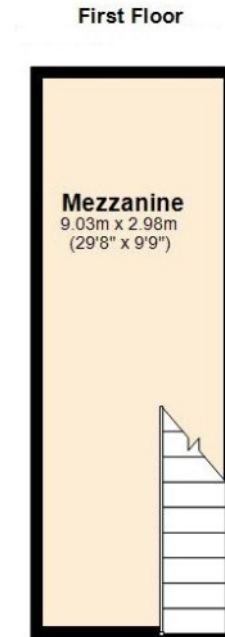
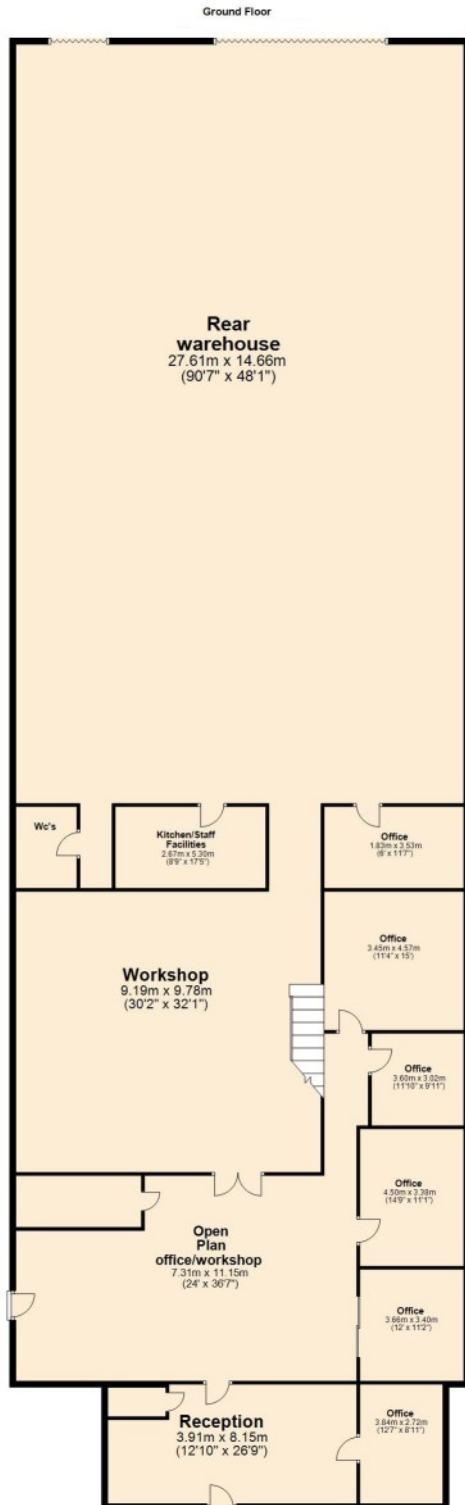
Middle section - 30ft x 48ft 11in = 1,442 sq ft (includes workshop and private offices)

First floor mezzanine - 300 sq ft

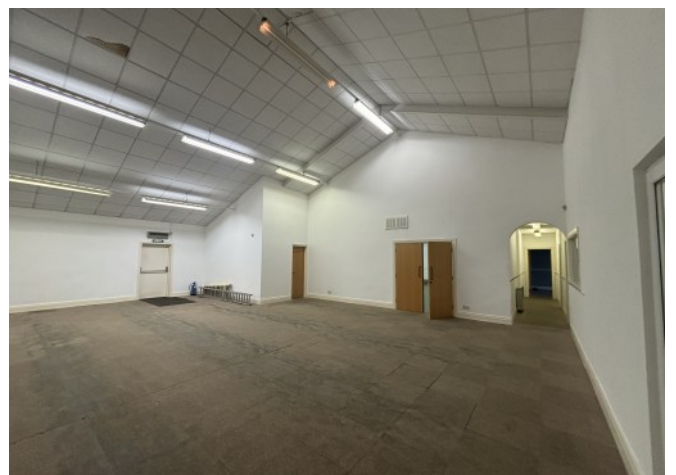
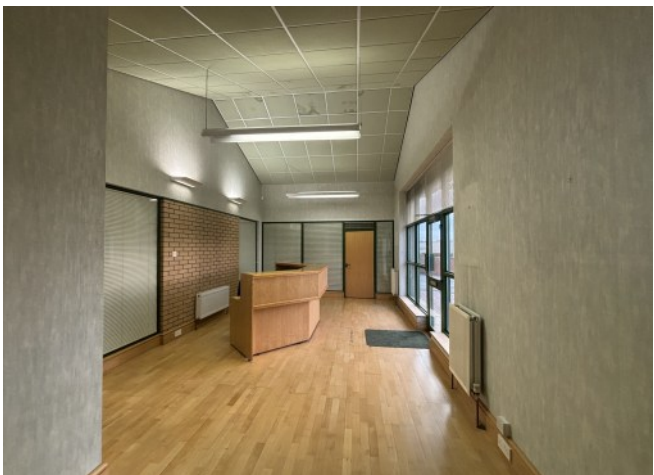
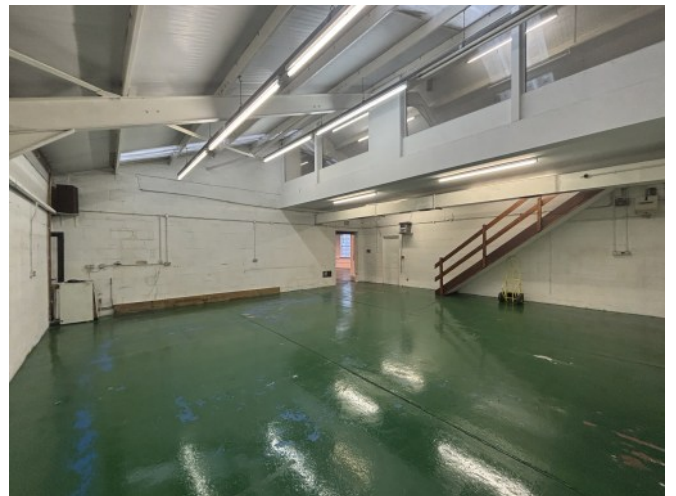
Front open plan office/workshop (includes private offices) - 25ft x 48ft 1in = 1,200 sq ft

Reception - 12ft 10in x 25ft = 320 sq ft

Gross Internal Area - 7,614 sq ft (707.34 sq m)







SUMMARY

RENT	£95,000 per annum. The first months rent is payable upon legal completion.
LEASE TERM	Full Repairing and Insuring Basis.
RENTAL BOND	TBC
RATEABLE VALUE	£35,000
VAT	Not applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	TBC

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 October 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.