

YARD/LAND TO LET



Yard at Horbury Junction Industrial Estate, Horbury Junction, Wakefield, WF4 5ER



- Approx 0.7 acres
- £20,000 per annum
- Popular industrial estate
- Partial hard standing
- Outbuildings

DESCRIPTION

A rare opportunity has arisen to let this substantial site ideal for a number of uses.

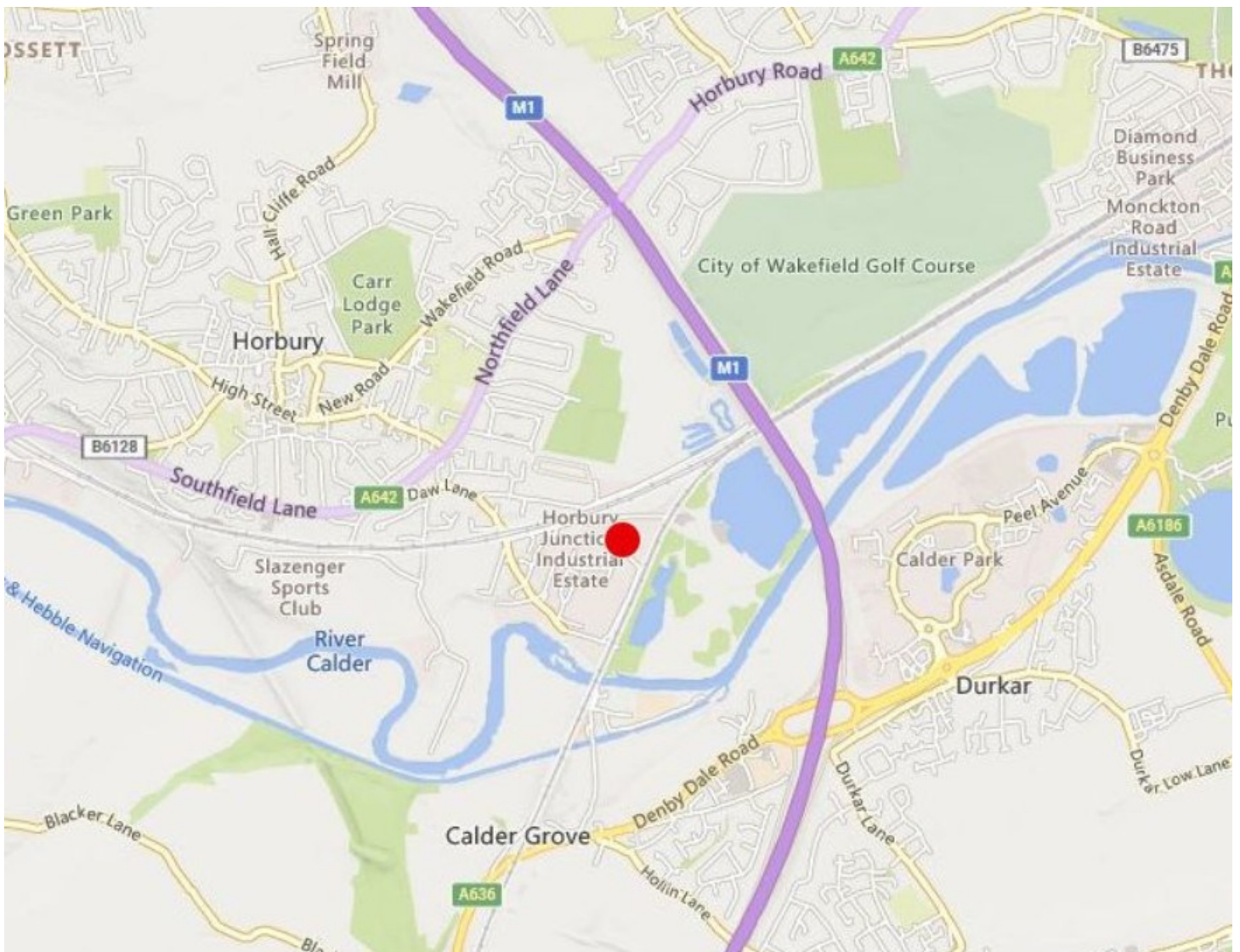
The site totals approximately 0.7 acres

The land benefits from partial hard standing as well as various outbuildings. Electricity and water are currently not supplied to the site however could be made available.

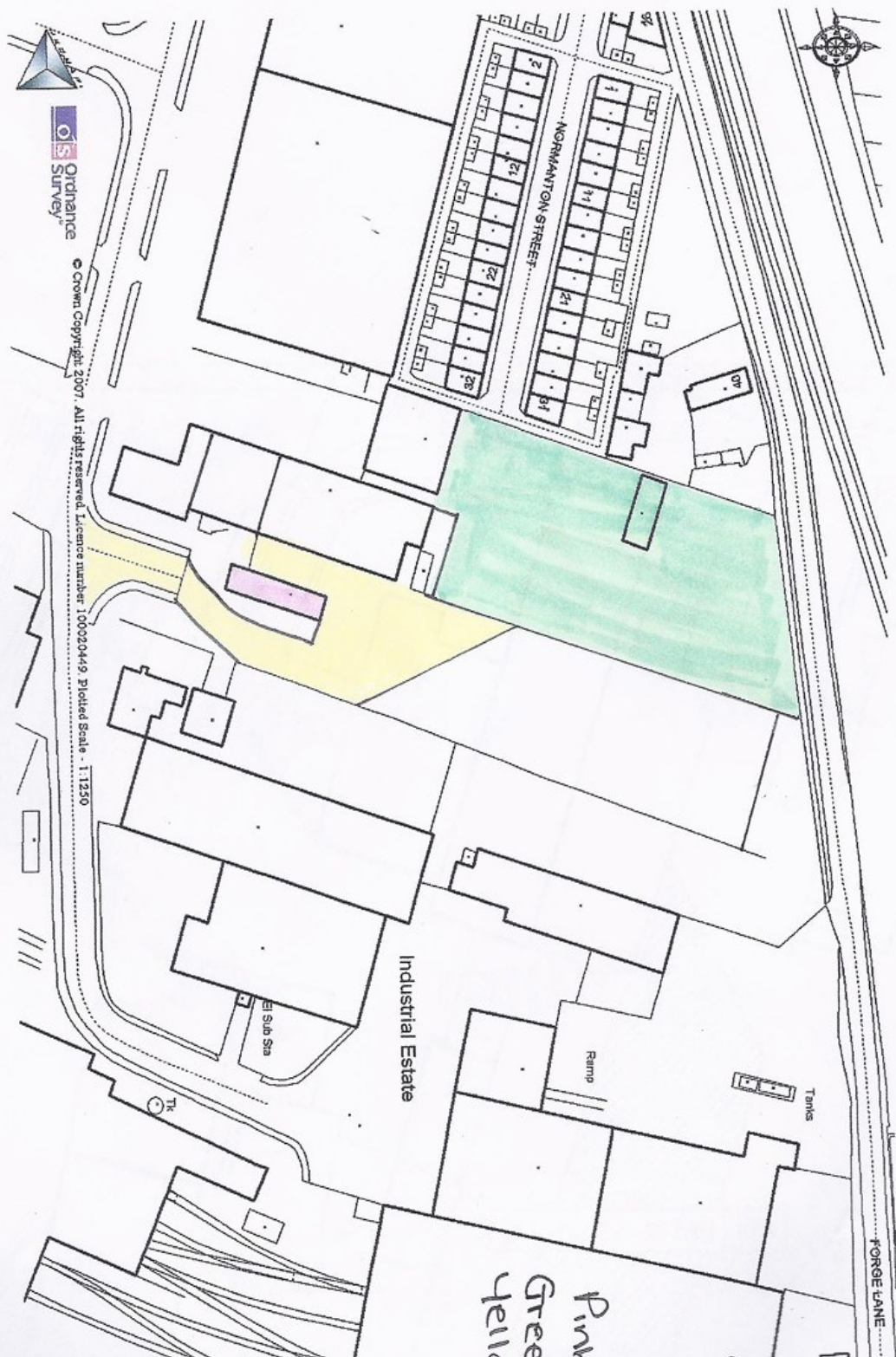
LOCATION

Situated within the already well established Horbury Junction Industrial Estate which is strategically located within 2.5 miles from Wakefield City Centre, approximately 4 miles from both Junctions 39 and 40 of the M1 Motorway and just over 5 miles from Dewsbury Town Centre.

The main estate is accessed off Millfield Road, whilst Calder Vale Industrial Estate is accessed directly off Calder Vale Road. Millfield Road leads onto Southfield Lane (A642) which in turn leads directly to Wakefield City Centre.



Yard and Unit 6a Caldervale Ind Est



Key
 Pink - unit 6a
 Green - yard
 Yellow - shared access

SUMMARY

SIZE	Approx. 0.7 acres
RENT	£20,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	TBC
SERVICE CHARGE	A service charge is applicable.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.

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 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.