

WAREHOUSE/TRADE COUNTER TO LET



Unit 3, Caldervale Road, Wakefield, WF1 5PE



- 3,177 Sq Ft / 295.14 Sq M)
- Warehouse/trade counter
- Rear stores
- Kitchen & Wc facilities
- 3 phase supply
- Roller shutter access
- Close to the M1 and M62 Motorway

DESCRIPTION

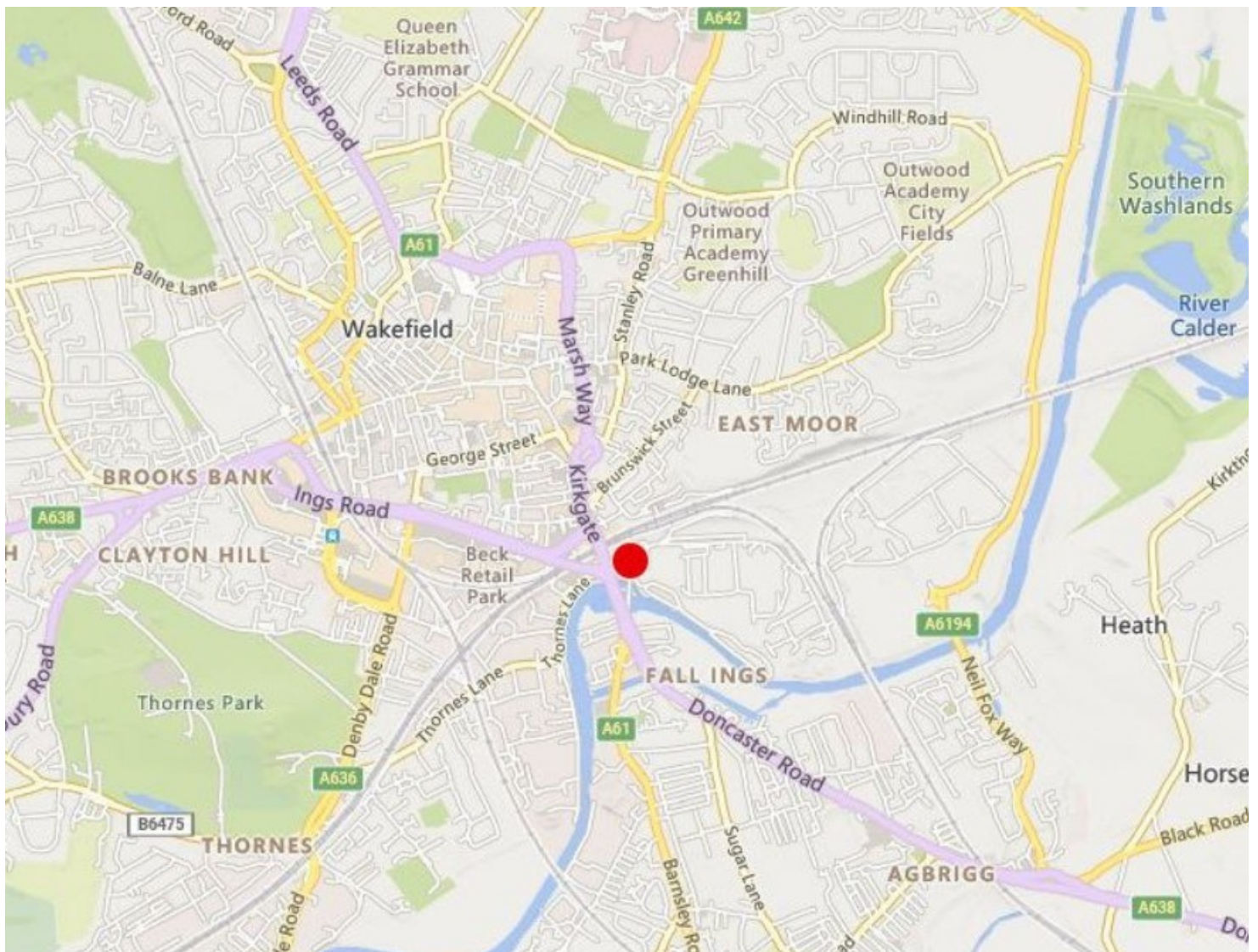
This is a broadly rectangular warehouse property which for many years has been utilised as a warehouse/trade counter and offices. However, the space could be easily adapted to suit a variety of uses which might include health & wellbeing, leisure, or education/training. The premises benefits from having car parking immediately outside the unit and on street parking close by on Caldervale Road.

LOCATION

The premises are located on Caldervale Road near its junction with Kirkgate at Chantry Bridge which is just on the edge of Wakefield City Centre. The area has been an impressive development over recent years with both the Hepworth Gallery and the impressive Tileyard (North) development within a few minutes walk.

Wakefield is situated at the heart of Yorkshire's motorway network, with the M62 and the M1 on the doorstep and three motorway junctions serving the city. Wakefield Kirkgate railway station is just a few minutes walk away with direct trains to London Kings Cross.

This area of the city is very popular with a variety of specialist retailers and trade counters including Plumbcare, Cycle Technology, GRAD Leather.



ACCOMODATION

Warehouse - 68ft 5in x 40ft = 2,736 Sq Ft (Gross)
Store 1- 8ft x 18ft 3in = 146 Sq Ft
Store 2- 8ft x 18ft 3in = 146 Sq Ft
Kitchen- 8ft x 18ft 7in = 149 Sq Ft

Total net internal area- 3,177 Sq Ft (295.14 Sq M)
plus Wc facilities

SUMMARY

RENT	£25,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	TBC
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
UPFRONT COSTS	TBC
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	TBC

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 December 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.