

WAREHOUSE/WORKSHOP WITH YARD TO LET



Unit 8, Horbury Junction Industrial Estate, Horbury Junction, Wakefield, WF4 5ER



- 8,245 sq ft (766 sq m)
- Enclosed yard and forecourt car parking
- Roller shutter door access
- Open plan accommodation
- Works office and staff areas
- Convenient for motorway access

DESCRIPTION

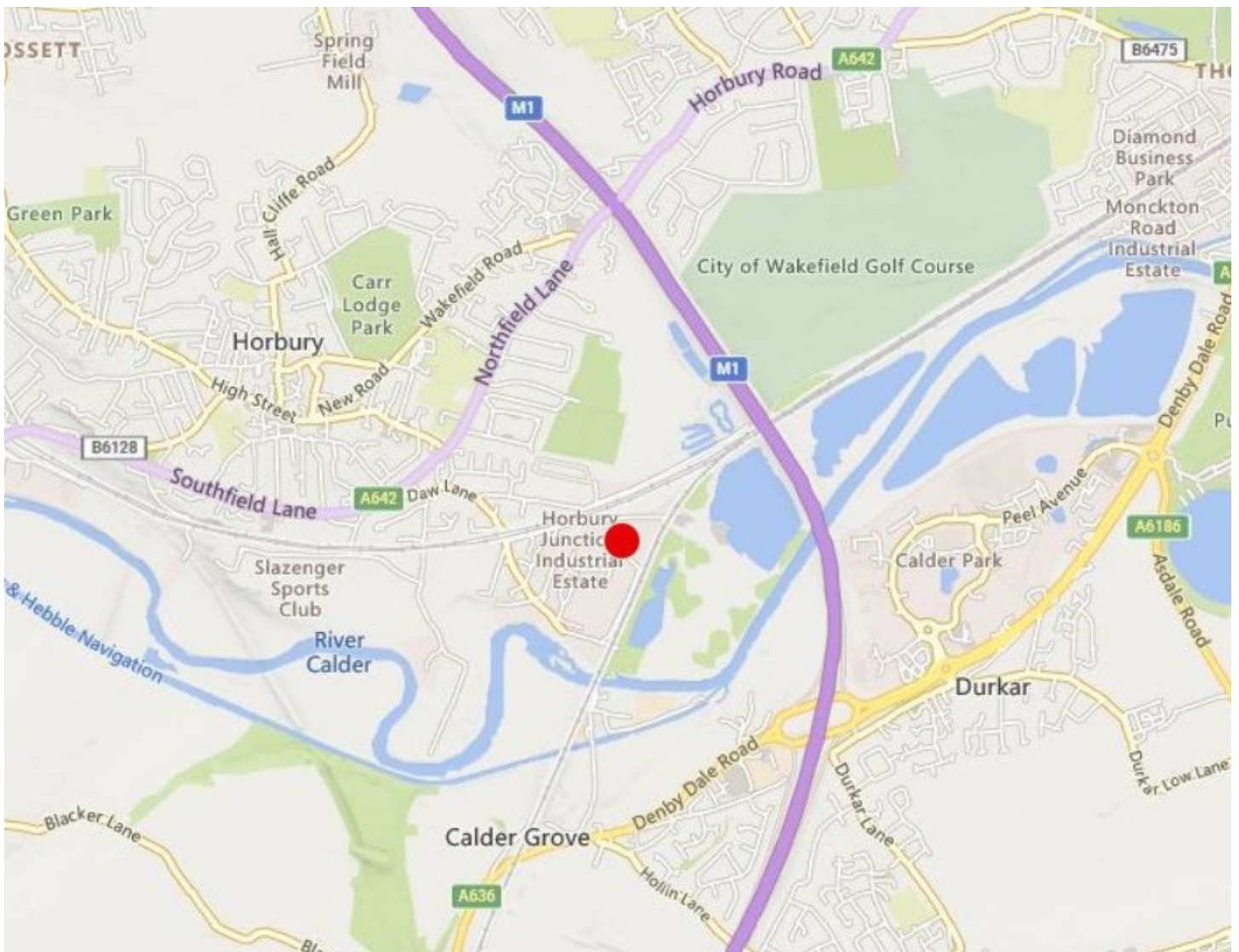
The unit is of steel portal framed construction with infill brickwork. The premises has the added benefit of forecourt car parking, roller shutter door and external yard space.

The unit comprises of an open plan workshop/warehouse with mezzanine level, 3 ton crane (not tested by agent) and ground and first floor works office to include offices, stores, kitchen, Wc facilities and staff canteen.

LOCATION

The unit occupies a most visible position on the frontage of Caldervale Industrial Estate which is just off Caldervale Road.

The nearest M1 motorway junctions are 39 southbound and 40 northbound.



ACCOMODATION

68ft 8in x 120ft 0in = 8,245 sq ft (765.96 sq m)

Includes ground and first floor works office (21ft x 54ft 9in) to include offices, stores, staff canteen and Wc facilities

Mezzanine- 9ft 10in x 73ft 8in = 724 sq ft



SUMMARY

RENT	£65,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£58,000
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	The annual insurance for the year running from September 2025 is £2,287.88 plus VAT
SERVICE CHARGE	A service charge is applicable at approximately £2,600.00 per annum.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-75

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.