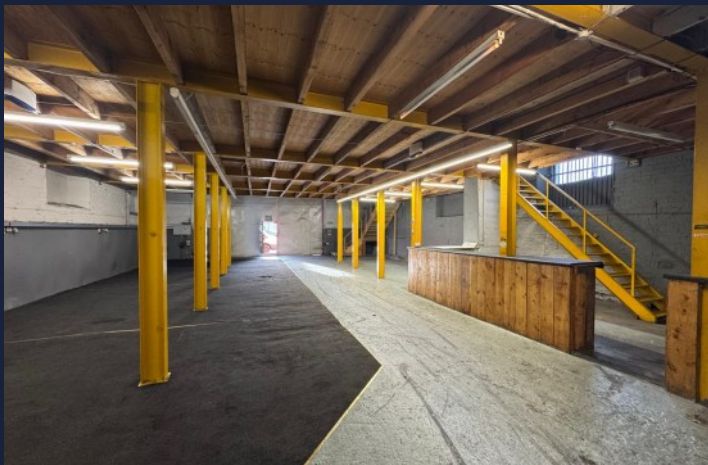


WORKSHOP SPACE TO LET



46 Thornes Lane, Wakefield, WF1 5RR



- 3,102 sq ft (288 sq m)
- Practical commercial space
- Secure double front entrance doors
- Situated in the commercial area of Thornes
- Convenient for M1 and city centre

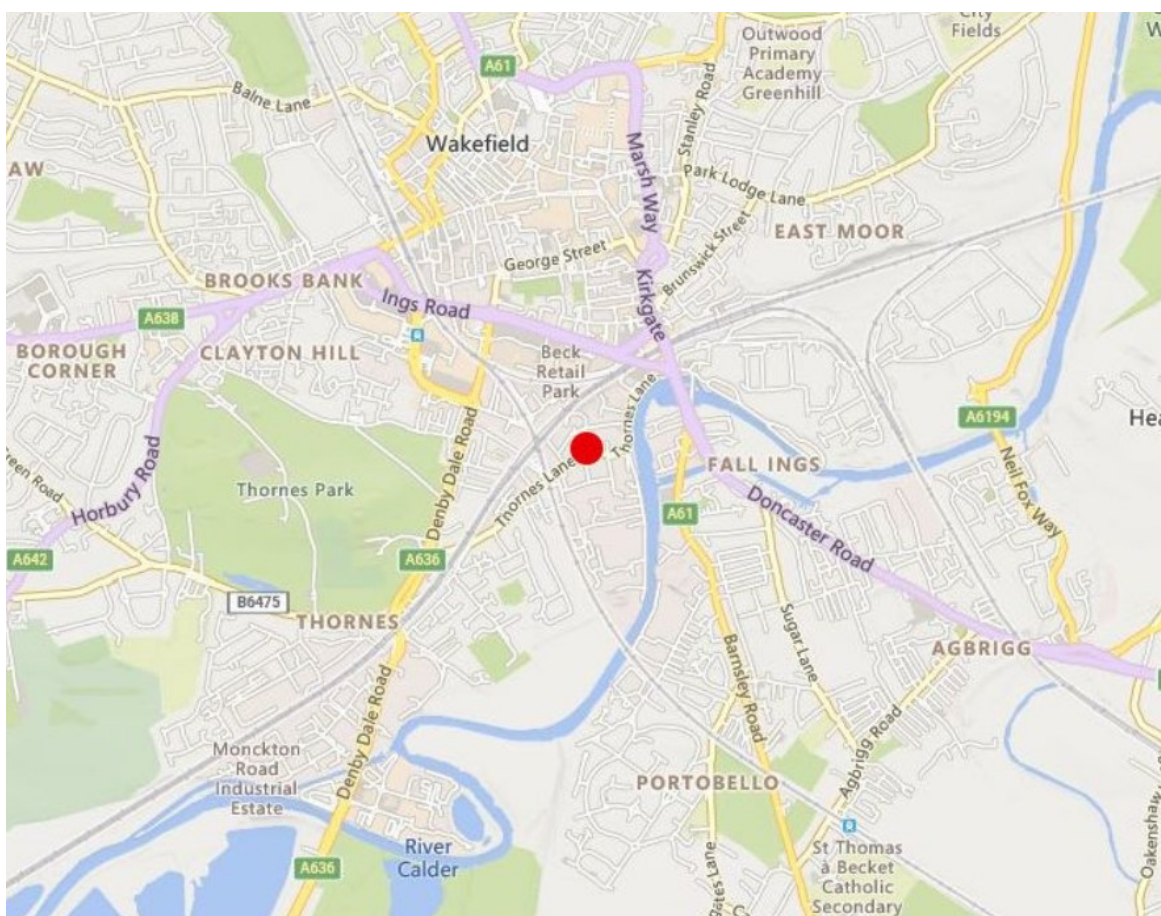
DESCRIPTION

This former workshop offers a practical shaped workshop space with internal access via two steel doors to the front. Kitchen and Wc facilities are provided for. Interested parties should be made aware that the previous occupiers installed a substantial mezzanine area which remains in situ and could be utilised by an incoming tenant should it be required.

LOCATION

The premises fronts onto the busy Thornes Lane located on the fringe of the city centre and convenient for Junction 39 and 41 of the M1 motorway. Thornes Lane is a popular industrial and trade area linking Doncaster Road at Chantry Bridge to Denby Dale Road opposite Wakefield Waterfront and the Hepworth Gallery.

The area is home to many trade counter operators including Howdens, Screwfix and Clifton Bathrooms.



ACCOMMODATION

Main workshop - 55ft x 38ft 6in = 2,117 sq ft
Rear workshop - 30ft 27ft 6in = 825 sq ft
Staff area - 16ft x 10ft 4in = 160 sq ft (Includes kitchenette and Wc)

Ground floor area = 3,102 sq ft (288 sq m)

Previous tenants mezzanine area which remains in situ - 1,475 sq ft

SUMMARY

RENT	£18,500 per annum
LEASE	The property is offered to let by way of a new Full Repairing and Insuring lease for a term to be decided.
IMPORTANT INFORMATION	The first floor mezzanine area was installed by the previous tenant and therefore does not fall within the landlords remit.
RATEABLE VALUE	£11,750
SMALL BUSINESS RATES RELIEF	Applicable. 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	E-113

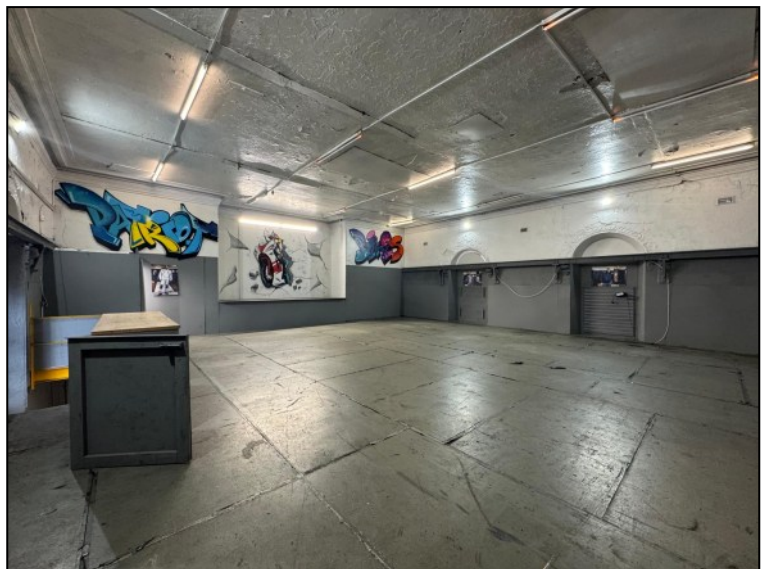
VIEWINGS & FURTHER INFORMATION



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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 January 2026 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.