

# TWIN BAY WORKSHOP TO LET



54-56 Thornes Lane, Wakefield, WF1 5RR



- 1,115 Sq Ft (103.58 Sq M)
- £9,500 per annum
- Twin bay workshop
- Access via a shared yard area
- Excellent commercial location
- Close to city centre and convenient for motorway access

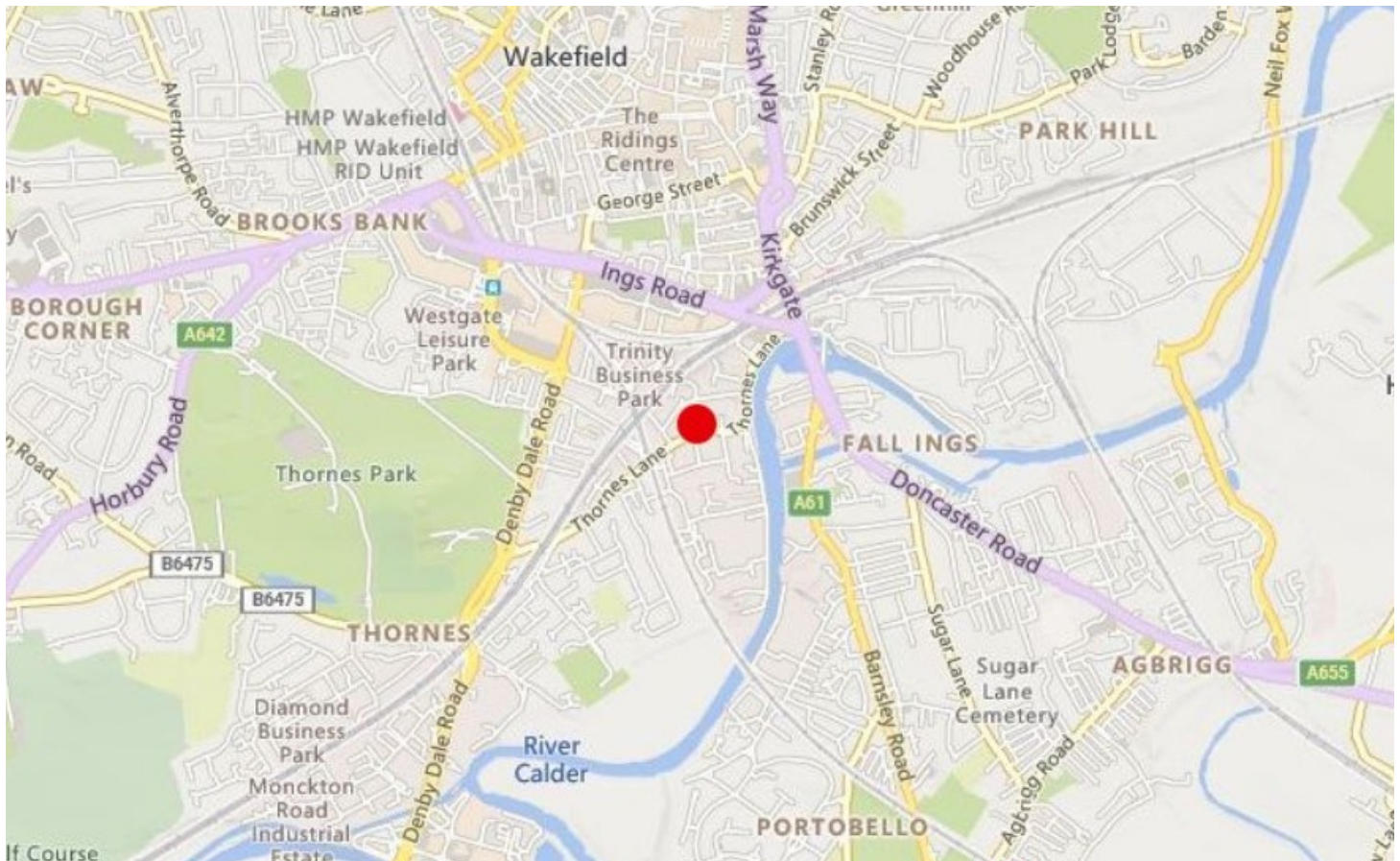


## DESCRIPTION

The property comprises a self contained single storey workshop unit with access via a shared yard area. The unit is split into two bays with a pedestrian doorway between the two. There are shared Wc facilities available accessed via the yard.

## LOCATION

The property fronts onto the busy Thornes Lane on the southern edge of Wakefield approximately 1/2 mile from the city centre. Thornes Lane is a popular industrial and trade area linking the A638 Doncaster Road at Chantry Bridge to the A636 Denby Dale Road opposite Wakefield Park.



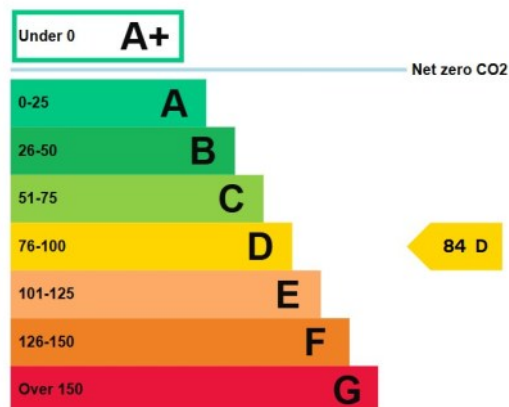
## ACCOMMODATION

29ft 2in x 38ft 3in

Gross Internal Area - 1,115 sq ft (103.58 sq m)

## SUMMARY

<b>RENT</b>	£9,500 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	£7,300
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable.
<b>Legal Fees</b>	Each party is responsible for their own legal costs.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## VIEWINGS & FURTHER ENQUIRIES



**Lee Carnley**  
01924 291500  
lee.carnley@vickerscarnley.co.uk



**Isobel Smith**  
01924 291500  
isobel.smith@vickerscarnley.co.uk



## 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 February 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.