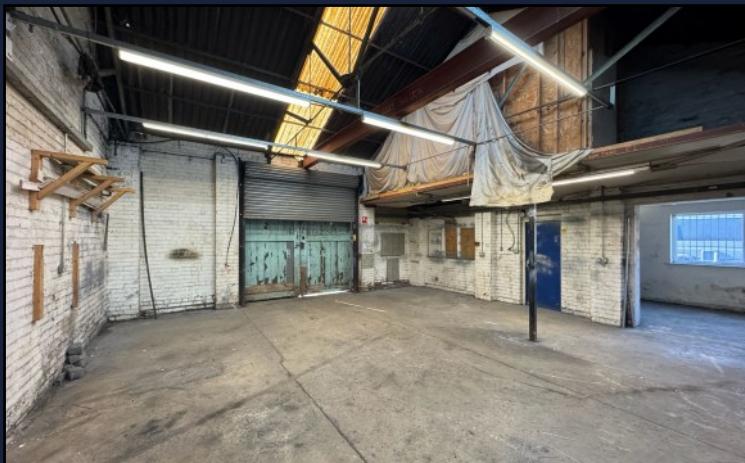


WORKSHOP & OFFICES TO LET

Vickers
carnley



Unit 127 Horbury Junction Industrial Estate,
Horbury Junction, Wakefield, WF4 5ER



- 1,124 sq ft (114.64 sq. m)
- Popular industrial estate
- Phase 3 electricity
- roller shutter door
- Various stores & offices
- Wc facilities

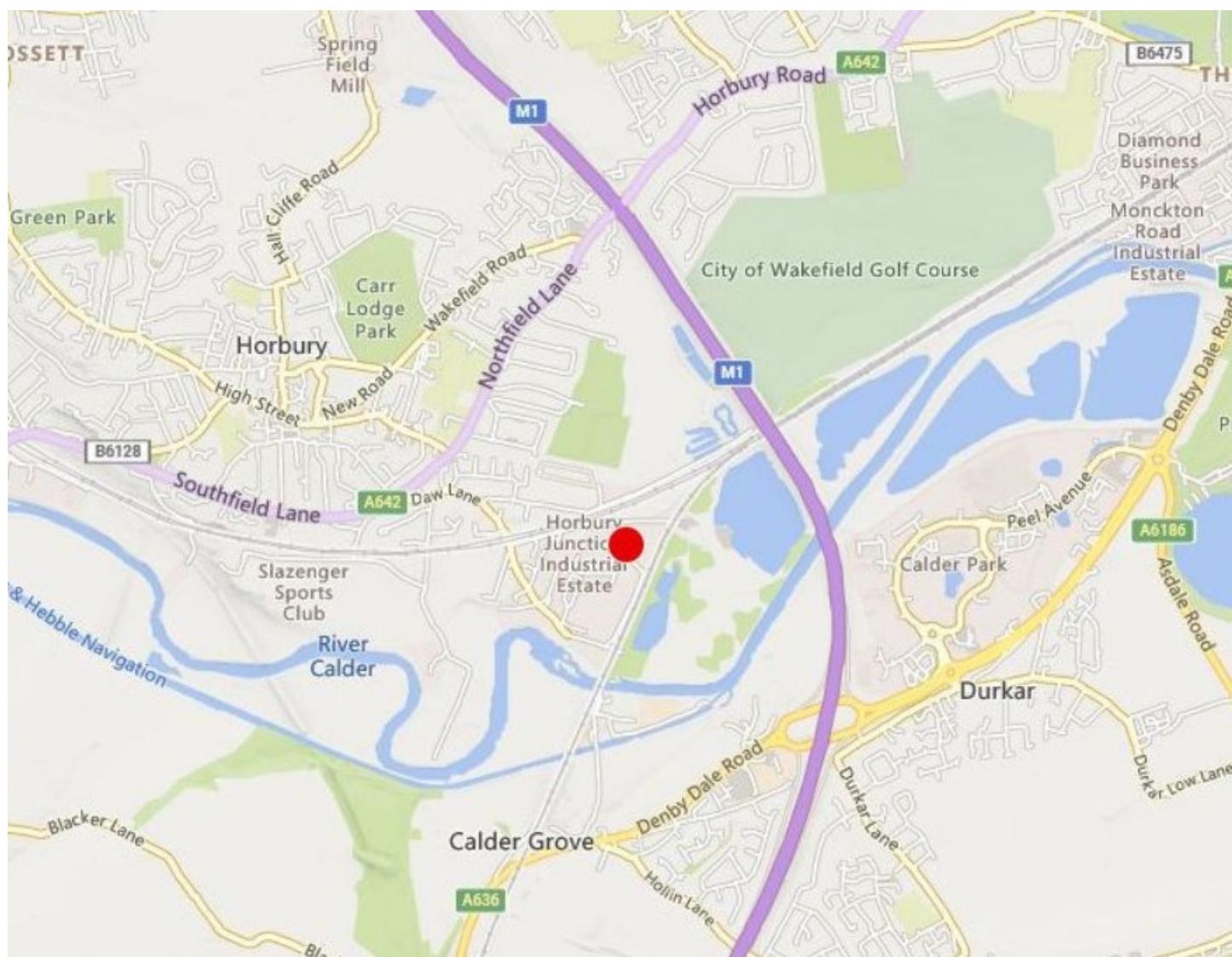
DESCRIPTION

The property comprises a very functional workshop with private office and ancillary storage. The workshop is square in shape and benefits from a concrete floor, 3 phase power and newly installed fluorescent lighting. The unit includes a reception, offices and stores along with Wc facilities.

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.

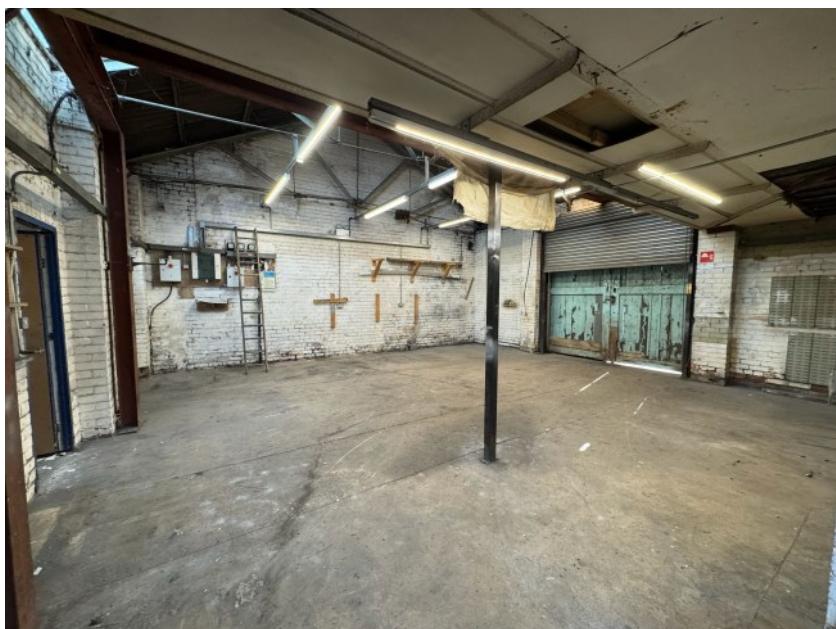


ACCOMODATION

Store	6ft 4in x 6ft 9in = 40 sq ft
Reception	9ft 11in x 5ft 2in = 51 sq ft
Office	9ft 11in x 9ft 9in = 97 sq ft
Store	9ft 11in x 11ft 10in = 117 sq ft
Store	11ft 6in x 18ft 7in = 214 sq ft
Workshop	26ft x 27ft 6in = 715 sq ft

Total Net Internal Area 1,234 sq ft

Plus WC



SUMMARY

RENT	£7,500 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£12,000
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	Approx £615.00 plus VAT per annum
SERVICE CHARGE	Approx. £329.00 plus VAT per annum
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-79

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.