

COMMERCIAL SPACE

TO LET

With secure forecourt car parking



21a & 21b Hardy Croft, Wakefield, WF1 4DN



- 1,377 Sq Ft (127.92 Sq M)
- £15,000 per annum
- Ground floor workshop and store
- First floor offices
- Wc facilities to both floors
- Very visible trading position
- Secure forecourt car park
- Roller shutter access

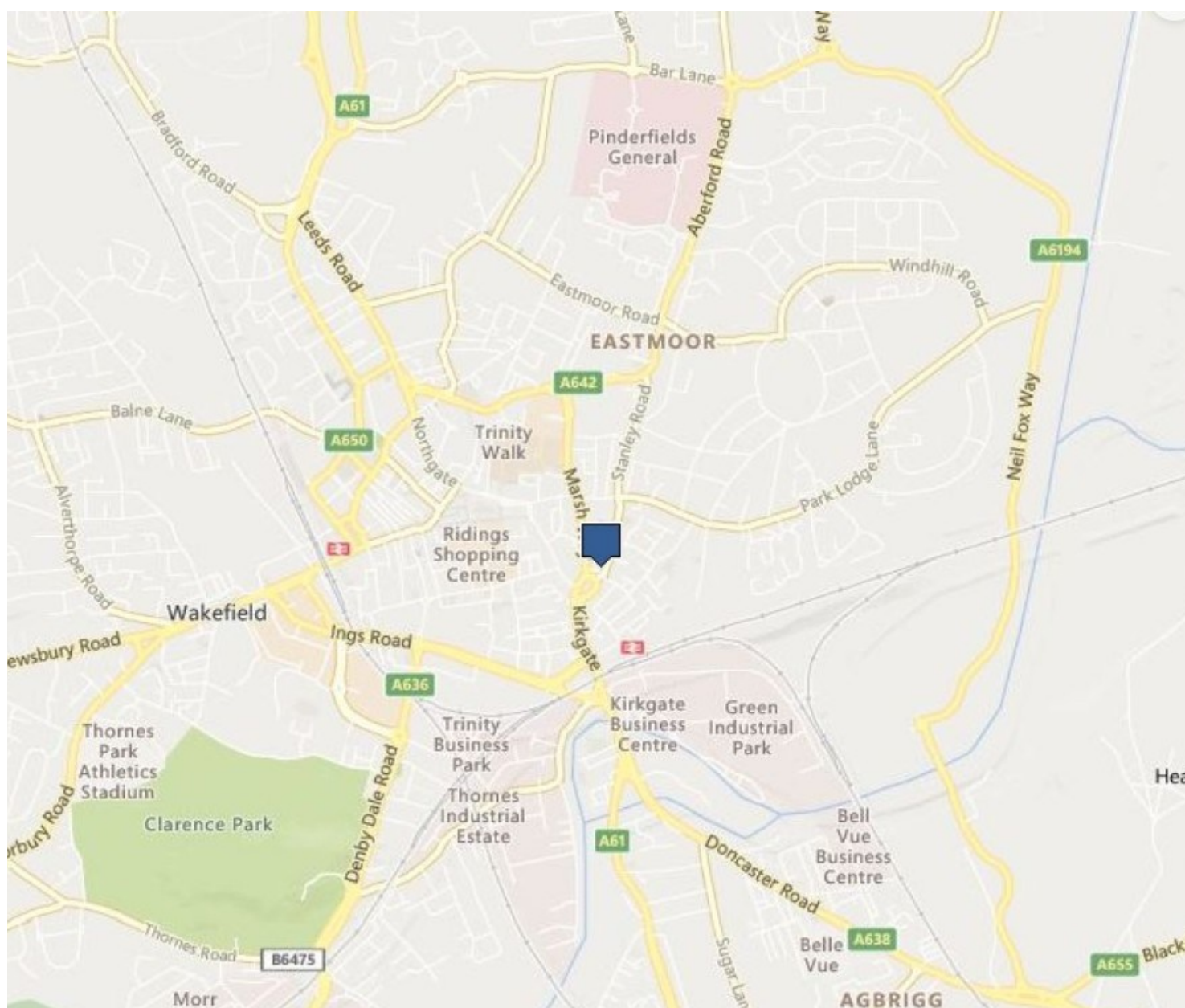
DESCRIPTION

This two storey brick built property occupies a very visible trading location and benefits from having a secure gated yard area ideal for car parking. The property has most recently been used as a premium car showroom however it would suit a variety of uses such as a gym/personal training, clinic, training facility or workshop to name but a few.

The ground floor workshop is broadly open plan with access via a 16ft wide roller shutter door. To the rear there is a further storage area, small office, Wc and kitchenette. Stairs lead to two further offices and an additional Wc.

LOCATION

This prominently located property is situated on Hardy Croft close to its junction with Peterson Road and Kirkgate. The property is highly visible from Marsh Way with the added benefit of having a pay and display car park to the rear



ACCOMMODATION

GROUND FLOOR

Workshop- 24ft 1in x 19ft 11in = 479 sq ft

Store- 21ft 8in x 9ft = 195 sq ft

Office- 13ft 4in x 7in = 93 sq ft

Total Ground Floor- 767 sq ft (plus Wc)

FIRST FLOOR

General Office- 26ft 8in x 15ft = 400 sq ft

Rear Office including kitchenette- 14ft x 15ft = 210 sq ft

Total First Floor- 610 sq ft (plus Wc)

Total net internal area- 1,377 Sq Ft (127.92 Sq M)



SUMMARY

RENT	£15,000 per annum. The first quarters rent is payable in advance.
RATEABLE VALUE	Ground floor- £9,400 First floor- £8,800
BUILDINGS INSURANCE	Approximately £400.00 per annum.
BOND	Equivalent to 3 months rent to act as a bond.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-104

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 June 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.