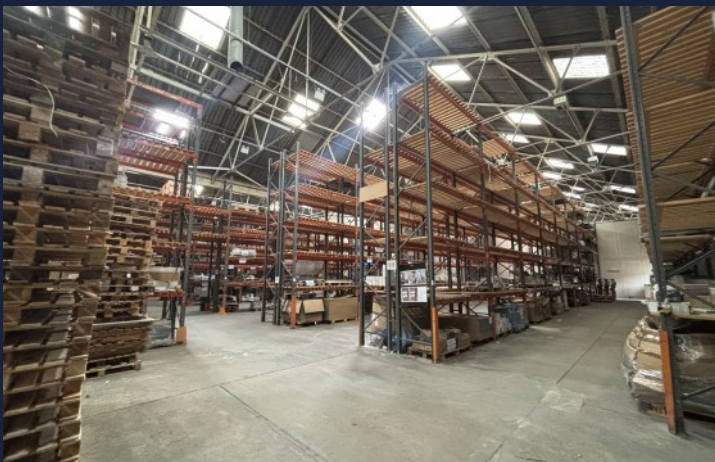


# WAREHOUSE TO LET

MAY SUIT PADEL



## Tilehouse, 35a Ings Road, Wakefield, WF1 1DY



- 9,132 Sq Ft (848.36 Sq M)
- 2 roller shutter doors
- Approx 25 car parking spaces/excellent service yard
- Minimum head height 19ft
- Excellent location
- Easy access
- Fully racked interior

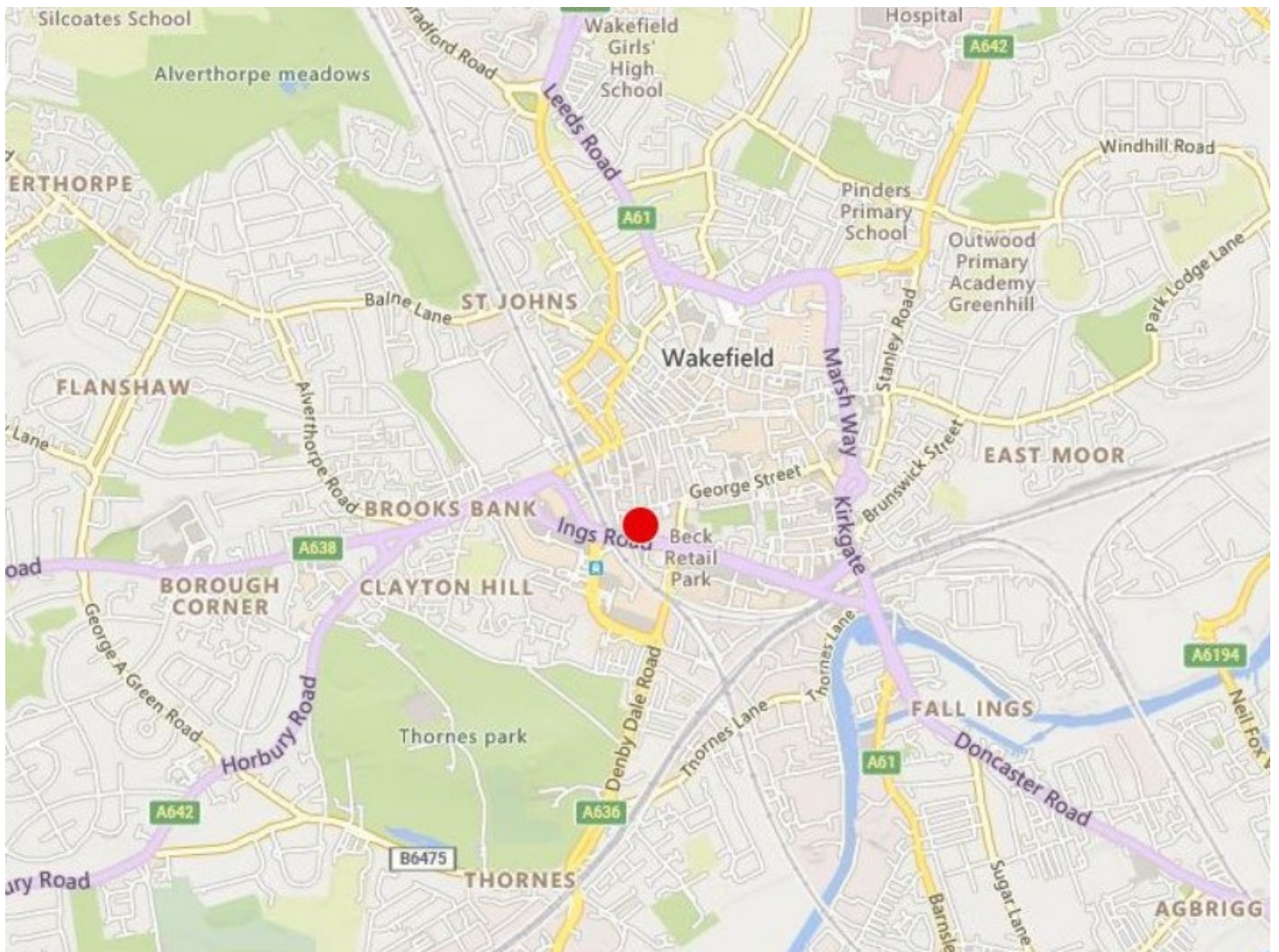
## DESCRIPTION

This is a broadly open plan rectangular warehouse unit with two roller shutter doors, fully racked interior and approximately 25 car parking spaces.

Whilst this property would suit a commercial operator, it may also prove ideal for a padel/leisure user being well located in the city centre, having open plan space and a minimum clear head height of 19ft. Leisure users should be aware that planning permission would be required.

## LOCATION

The property is superbly located off Ings Road close to its junction with the Denby Dale Road roundabout. Not only being ideally located for the city centre but being a short drive from junction 39 of the M1 motorway and a short walk away from Wakefield Westgate train station.



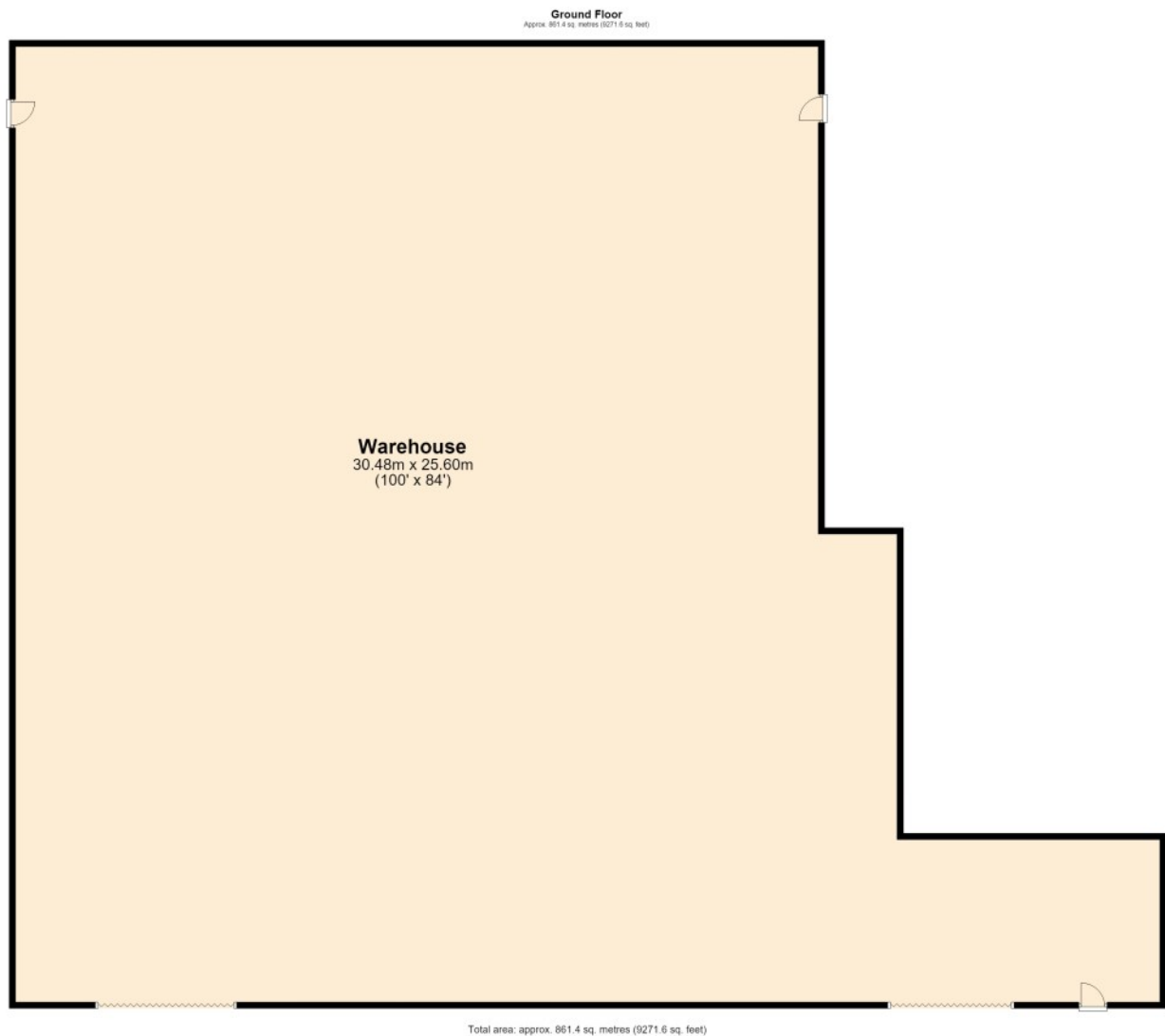
## ACCOMODATION

84ft x 100ft = 8,400 Sq Ft

8ft 3in x 32ft = 264 Sq Ft

27ft 6in x 17ft = 468 Sq Ft

**Total gross internal area - 9,132 Sq Ft (848.36 Sq M)**



## SUMMARY

<b>SIZE</b>	9,132 sq ft (848.36 sq m)
<b>RENT</b>	£80,000 per annum
<b>LEASE</b>	Full Repairing and Insuring
<b>RATEABLE VALUE</b>	To be confirmed
<b>VAT</b>	Applicable
<b>SERVICE CHARGE</b>	Approx. £3,200 per annum. Subject to annual review.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	To be confirmed



### 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.