

GARAGE PREMISES TO LET



Unit 6, Moorpark Business Centre Thornes Moor Road, Wakefield, WF2 8PG



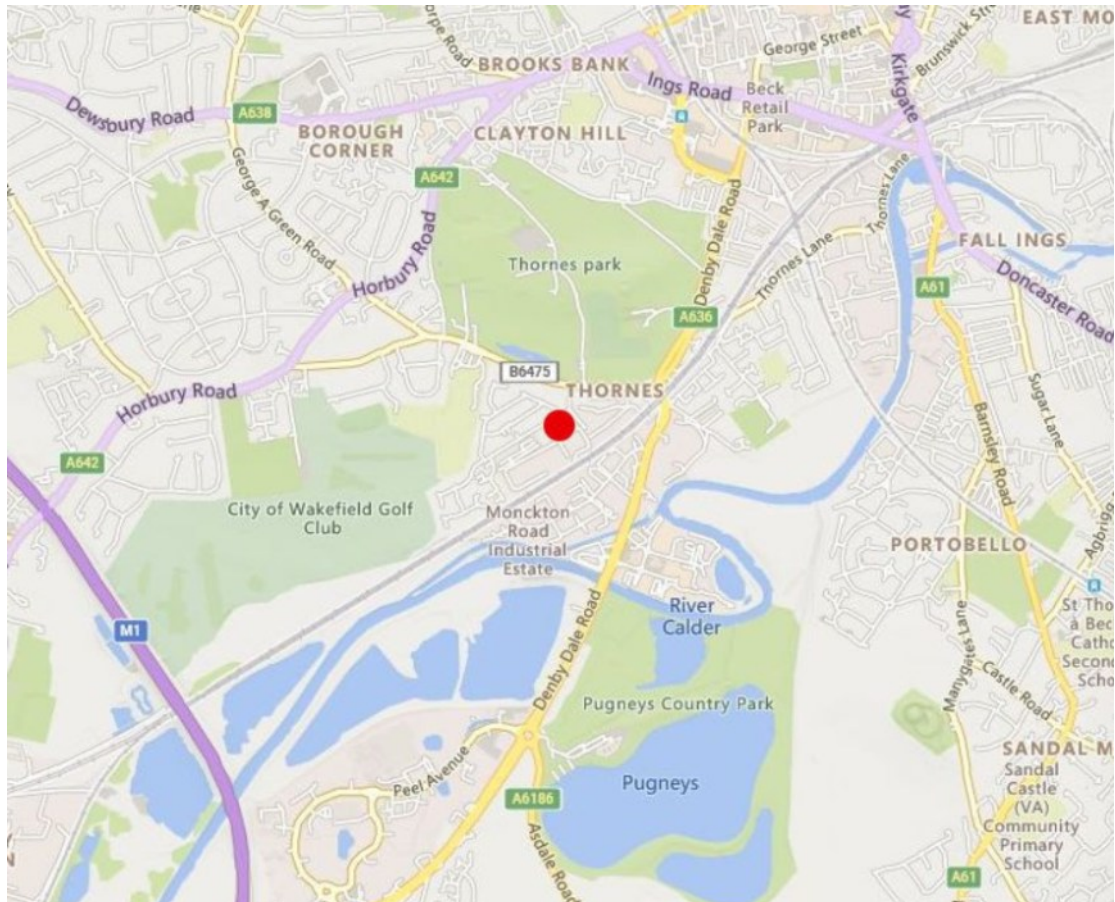
- 4,500 sq ft (418 sq m)
- Roller shutter door access
- On site car parking
- Small reception office
- 3 phase power
- Excellent access to Junction 39 of the M1 Motorway

DESCRIPTION

This former garage premises would ideally suit a similar user but could easily be adapted for any warehouse/workshop operator. Internally, the property is open plan with a small reception office to the front and benefit from having roller shutter door access and three phase electricity.

LOCATION

The unit is located within the Moorpark Business Centre which is off Thornes Moor Road, directly opposite the Thornes Park car park entrance. This location is very conveniently positioned between Wakefield city centre and Junction 39 of the M1 motorway with each being under 2 miles travel distance.



ACCOMMODATION

Gross internal area - 110ft x 41ft = 4,150 sq ft

Includes

- Reception office - 15ft x 11ft 7in
- Private office - 8ft 3in x 11ft 7in
- Kitchen - 12ft x 8ft
- Plus Wc facilities

SUMMARY

RENT	£28,000 per annum. The first quarters rent is payable in advance.
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£25,250
SERVICE CHARGE	10% of the annual rental.
BOND	The tenant is to lodge the equivalent of three months rent to act as a bond.
SMALL BUSINESS RATES RELIEF	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	C-63

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 July 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.