

NEWLY REFURBISHED WAREHOUSE WITH OFFICE AND SECURE YARD **TO LET**



UNIT D, TADMAN STREET, WAKEFIELD, WF1 5QU



- 4,700 sq ft (437 sq m)
- Secure fenced yard
- Well presented throughout
- 3 phase power supply
- 13ft high roller shutter door
- Air conditioning to the office
- Newly fitted kitchen and Wc facilities

DESCRIPTION

This is a newly refurbished warehouse unit benefiting from a spacious secure gated yard. The warehouse has two warm air blowers, gas supply and 3 phase power supply. There is roller shutter access 13ft 3in height x 10ft 7in width.

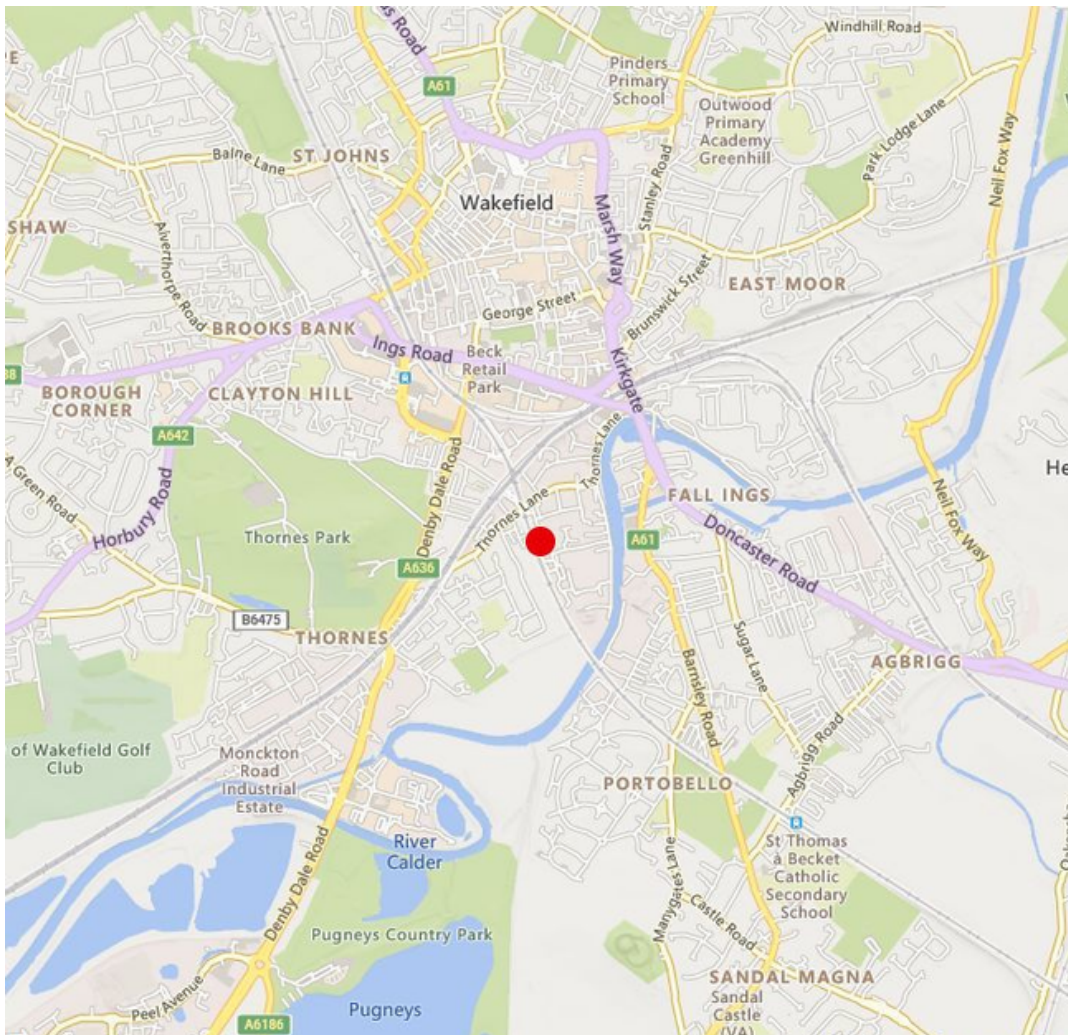
Off from the warehouse there is a newly fitted kitchen and Wc.

To the front of the building is a reception/office with newly fitted carpets, LED lights, storage cupboard and air conditioning. There is an additional Wc off from the office.

Externally there is a spacious fenced yard which stretches from the front to the side of the property.

LOCATION

The Property is situated 1.5 miles to the southeast of Wakefield city centre in an area known as the Thornes Industrial Estate. The property is accessed off Tadman Street and is located approximately 2.4 miles northeast of junction 39 of the M1 and in close proximity to the A636, A638 and A61. The immediate surroundings are largely industrial and trade counter units of a similar nature.



ACCOMMODATION

Warehouse - Gross measurements - 63ft 3in x 68ft = 4,300 Sq Ft (includes kitchen)

Office - 22ft x 16ft 9in = 370 Sq Ft

Total net internal area- 4,700 Sq Ft (436.63 Sq M) Plus Wc facilities



SUMMARY

RENT	£45,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£31,250
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-84



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 September 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.