

WORKSHOP TO LET



58 Thornes Lane, Wakefield, WF1 5RR



- 936 Sq Ft (86.95 sq m)
- £7,500 per annum
- Realistic rental
- 3 phase power supply
- Excellent commercial location
- Close to city centre and convenient for motorway access
- Mezzanine storage
- Kitchenette & Wc

DESCRIPTION

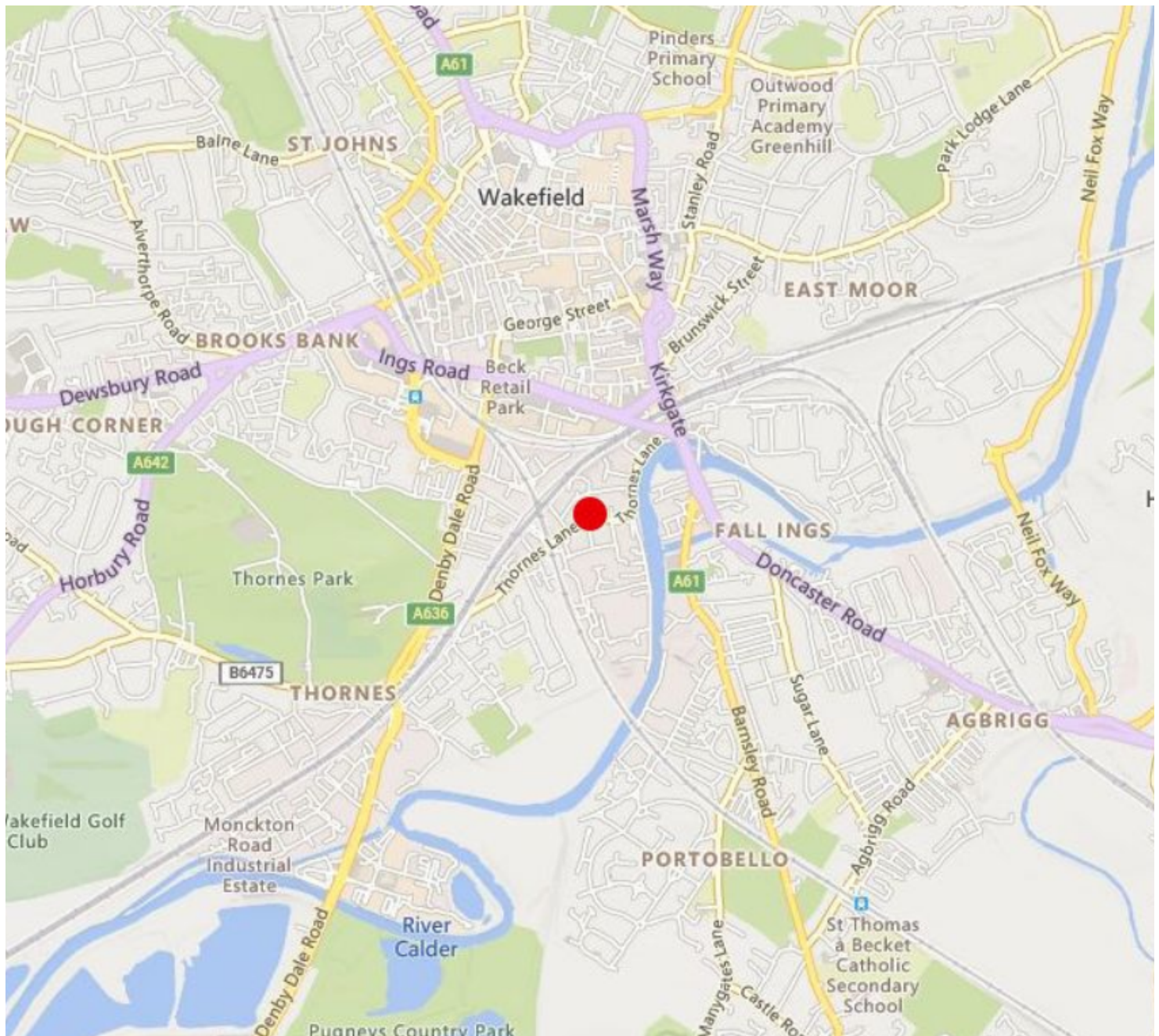
This is a functional workshop benefiting from 3 phase power supply, double door access and mezzanine storage.

The unit additionally includes an office, kitchenette and Wc.

Double doors- 11ft 5in width x 10ft height

LOCATION

The property fronts onto the busy Thornes Lane on the southern edge of Wakefield approximately 1/2 mile from the city centre. Thornes Lane is a popular industrial and trade area linking the A638 Doncaster Road at Chantry Bridge to the A636 Denby Dale Road opposite Wakefield Park.



ACCOMMODATION

Gross Internal Measurements- 20ft 2in x 37ft 6in (-20ft) = 736 Sq Ft
Includes workshop, office, kitchenette and Wc.

Mezzanine- 20ft x 10ft = 200 Sq Ft

Total gross internal area- 936 Sq Ft

SUMMARY

RENTAL	£7,500 per annum
LEASE TERMS	Full Repairing and Insuring lease.
UPFRONT COSTS	1st months rent payable in advance plus a 1-month rental bond.
RATEABLE VALUE	£5,300
BUILDINGS INSURANCE	Approximately £360.00 per annum from 1st March
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-99



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.