

WAREHOUSE & YARD TO LET

WITH SUBSTANTIAL MEZZANINE STORAGE



Thornes Lane Wharf, Wakefield, WF1 5RF



- 16,207 Sq Ft (1,505.63 sq m)
- 12,000 sq ft warehouse
- Enclosed yard
- Various offices and staff facilities
- 3 phase power supply
- Excellent commercial location
- Substantial mezzanine storage
- Convenient for junction 39 & 40 of the M1 motorway

DESCRIPTION

This is a superb open plan warehouse with excellent enclosed yard space and loading facilities. A 14ft high roller shutter door gives excellent access into the warehouse.

To the rear of the warehouse there is a substantial mezzanine level area allowing for excellent additional storage space and staff facilities including office, locker room, Wc facilities and kitchen.

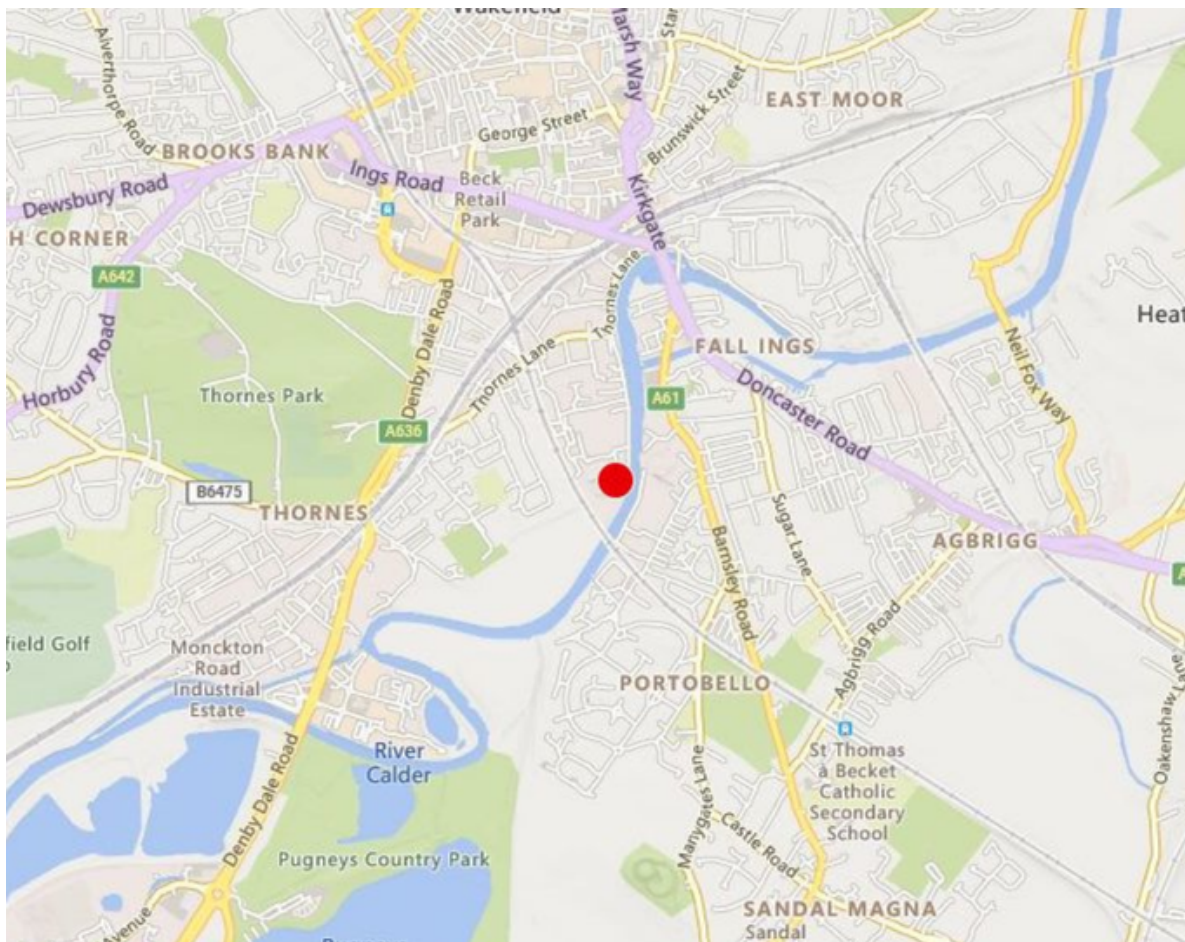
Very well presented offices with gas central heating are located at ground level, situated to the front of the warehouse to include reception area, trade reception and DDA Compliant Wc.

There is three phase power supply to the site along with an electric car charging point.

In addition, to the main yard area there is a parcel of land to the side of the building which could prove ideal for secure storage.

LOCATION

The premises are very well situated on Thornes Lane Wharf just off Thornes Lane which is a popular industrial area on the fringe of the city centre yet convenient for Junction 39 & 40 of the M1 Motorway. Also located close by is Wakefield's riverside quarter which includes the Hepworth Gallery and Tileyard North- a commercial and leisure development.



ACCOMMODATION

Main warehouse- 121ft x 100ft = 12,100 sq ft (Includes ground floor offices)

Mezzanine- 121ft x 20ft = 2,420 Sq Ft

Mezzanine- 44ft x 20ft = 880 Sq Ft (includes kitchen and locker room)

First floor:

Office- 16ft 3in x 9ft 6in = 154 Sq Ft

Meeting room - 15ft 6in x 12ft 10in = 199 Sq Ft

Store- 11ft 6in x 8ft 6in = 98 Sq Ft

Private Office- 8ft 6in x 6ft 10in = 58 Sq Ft

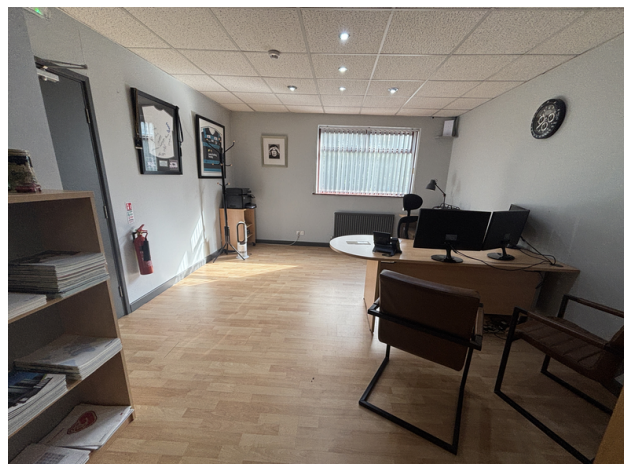
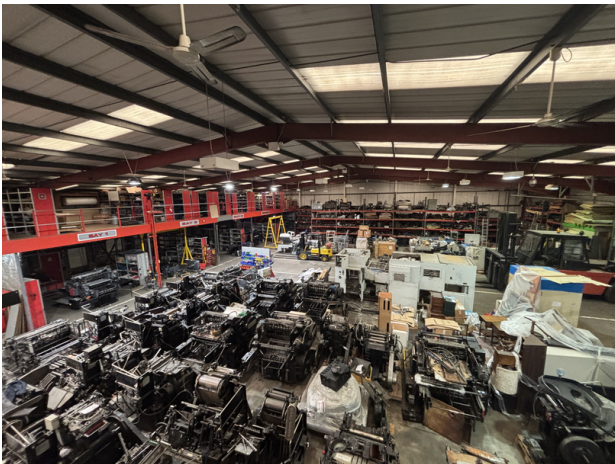
19ft 3in x 15ft 6in = 298 Sq Ft

plus Wc facilities

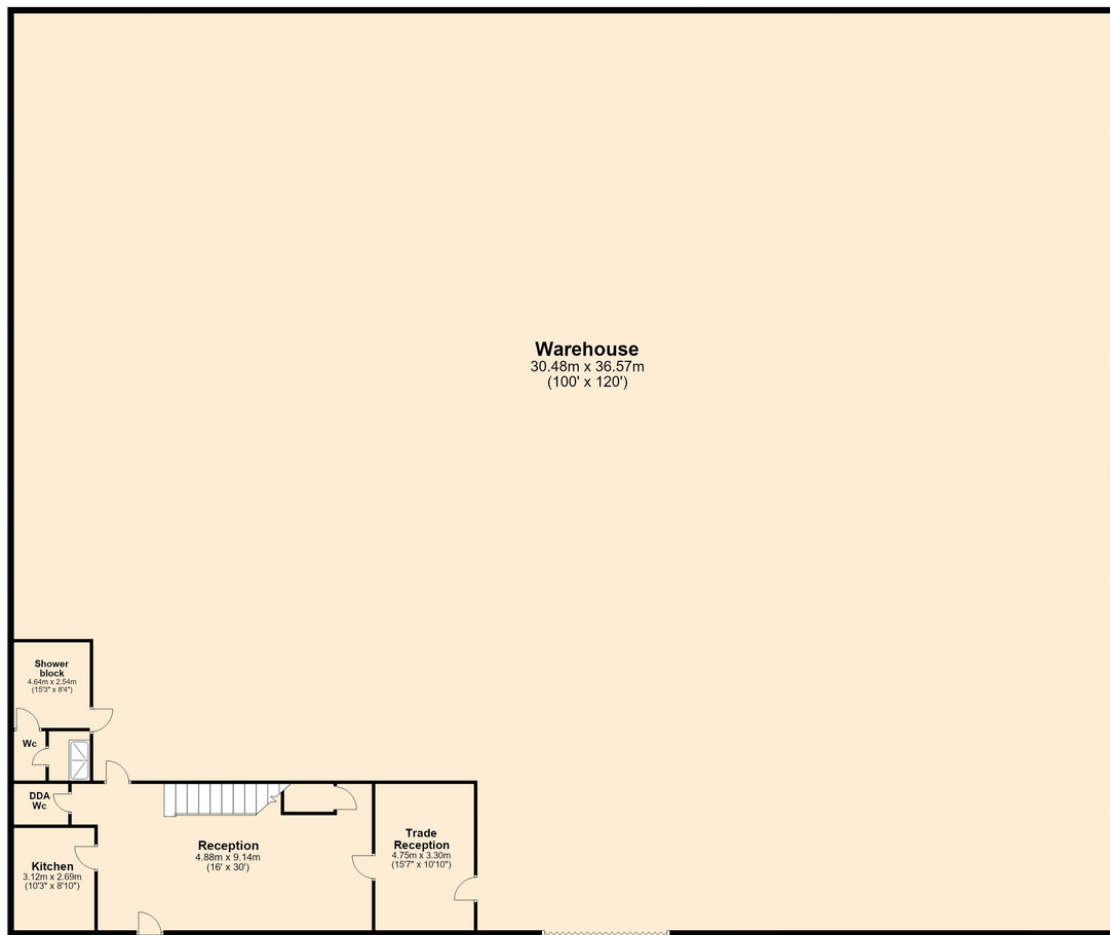
Total net internal area- 16,207 Sq Ft (1,505.63 Sq M)

Height to Ridge- CWH- 22ft

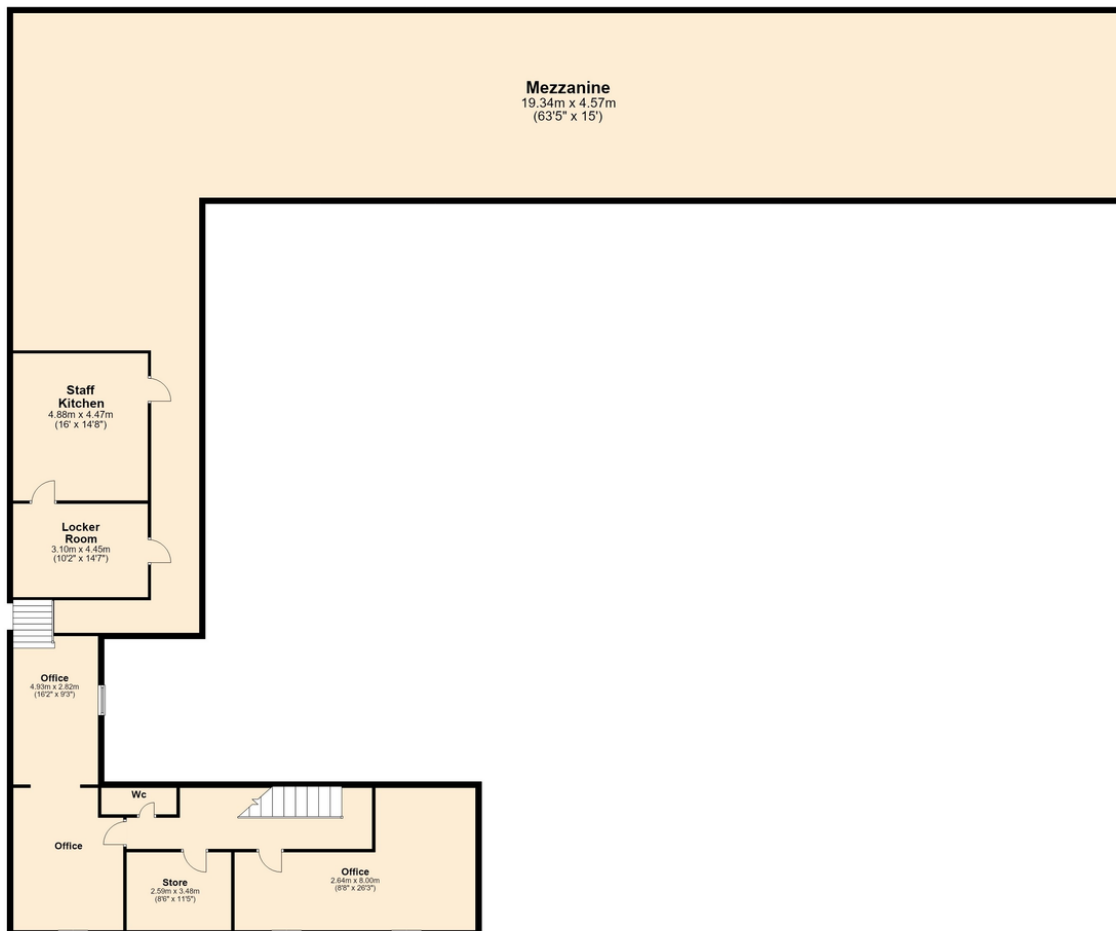
Roller shutter door- height 14ft x width 19ft



Ground Floor



First Floor



SUMMARY

RENTAL	£98,000 per annum
LEASE TERMS	Full Repairing and Insuring lease.
UPFRONT COSTS	1st months rent payable in advance plus a 3-month rental bond.
RATEABLE VALUE	£96,500
BUILDINGS INSURANCE	To be confirmed
SMALL BUSINESS RATES RELIEF	Applicable. 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	To be confirmed

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.