UNIQUE COMMERCIAL PREMISES

TO LET

Vickers carnley



UNION SQUARE, WAKEFIELD, WF1 1TX



- 16,248 sq ft (1,509 sq m)
- Very competitive rental
- Ground floor warehouse with storage/ car parking
- First floor office/storage space
- Central location
- Flexible terms available

vickerscarnley.co.uk
Crown Court, Wakefield, WF1 2SS
01924 291500

DESCRIPTION

This is a substantial property situated in the heart of the city centre opposite the Trinity Medical Health Centre just off Thornhill Street.

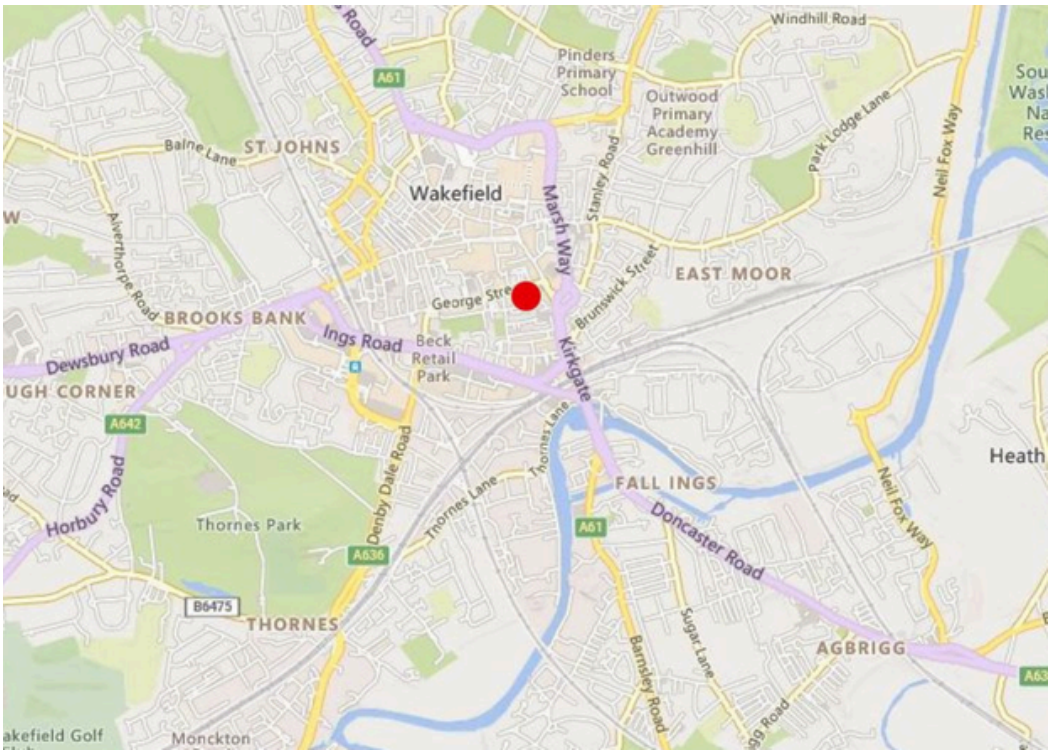
The premises could be utilised for a variety of uses including offices wih very generous storage, warehouse, studio space with excellent car parking or leisure opportunity that requires large open plan areas.

Interested parties are encouraged to view internally is this really is a very flexible opportunity.

The premsies are offered by way of a flexible agreement on Full Repairing and Insuring Terms.

LOCATION

The premises occupy a very convinient trading location surrounded by car parking and close to the areas of the city centre which are currently undergoing major redevelopment. The property is easily accessible via George Street on Ings Road making motorway access quick and convinient.



ACCOMMODATION

Ground floor - 8,124 sq ft
First floor - 8,124 sq ft

Includes kitchen and Wc facilities

Total net internal area = 16,248 sq ft (1,509 sq m)

SUMMARY

RENT	£60,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE GROUND FLOOR	£19,500
RATEABLE VALUE FIRST FLOOR	Awaiting assesment
VAT	TBC
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assesment



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.