On the instructions of Precious Holdings (Wakefield) Ltd

TO LET

SINGLE STOREY WAREHOUSE/INDUSTRIAL UNIT WITH SELF CONTAINED YARD

UNIT 2 FLANSHAW WAY, OFF FLANSHAW LANE, WAKEFIELD, WEST YORKSHIRE, WF2 9LP

844m² (9,089 sq ft) on 0.71 acres



- Self contained single storey industrial/warehouse unit including office and ancillary space
- Strategically located less than 1 mile from J40 of M1 at rear of Silkwood Park
- Benefitting from large self contained and surfaced yard available from September 2021

0113 2348999

Location

Unit 2 Flanshaw Way is situated immediately next door to H Charlesworth & Co Ltd with a significant frontage to Flanshaw Way on the junction with Flanshaw Lane. The property is well located for access to the motorway network being less than a mile from junction 40 of the M1 motorway (via Silkwood Park).

The property is also well located, via Flanshaw Lane, for access to main arterial routes serving the Wakefield area.

Description

Unit 2 comprises a brick built single storey industrial/warehouse unit under a two bay pitched roof incorporating roof lights. To the front of the property there is a single storey flat roofed extension providing office and ancillary space.



The premises are self contained with an access off Flanshaw Way with loading access to the rear of the unit.

Net Site Area 0.29 ha (0.71 acres) or thereabouts

Gross Site Area 0.47 ha (1.17 acres) or thereabouts

Accommodation

Unit 2 734.64m² (7,908 sq ft)

Extension 109.76m² (1,181 sq ft)

Gross Internal Floor Area 844.40m² (9,089 sq ft)

Services

We are advised Unit 2 benefits from three phase electricity, water and sewer drainage in addition to independent heating and lighting provisions. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

We are advised by the VOA website the entirety of the premises are currently assessed as a single assessment of £149,000. The premises will need to be assessed upon occupation.

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield City Council Tel: 0345 8506506.

EPC

We are advised the premises have an EPC rating of D (82).

A copy of the EPC can be provided upon request.

Lease Terms

Unit 2 is offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and incurring basis.

Rent

£67,500 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

VAT

The rent is quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co

Alec Michael

Ben Preston

Tel: 0113 234 8999

<u>alec@michaelsteel.co.uk</u>

<u>ben@michaelsteel.co.uk</u>

Avison Young Tel: 0113 2808034
Rob Oliver <u>rob.oliver@avisonyoung.com</u>

Our Ref: 3043/A/M

August 2021 Subject to Contract



www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.