



Michael Steel & Co  
PROPERTY CONSULTANTS

Upon the instructions of Precious Holdings (Wakefield) Ltd

**TO LET**

## **MAINLY SINGLE STOREY INDUSTRIAL/STORAGE UNIT**

**UNIT 8 WAKEFIELD COMMERCIAL PARK,  
HORBURY BRIDGE, NR WAKEFIELD, WF4 5NW**

1,115m<sup>2</sup> (12,005 sq ft)



- Cost effective mainly single storey industrial workshop/storage unit on popular multi occupied estate
- Situated to the front of the site visible to extremely busy A642 Bridge Road allowing good access to the M1 motorway
- Benefitting from loading (to the front) and onsite parking – **available April 2022**

**0113 2348999**

## Location

Wakefield Commercial Park is a substantial multi occupied industrial complex with an extensive frontage to the extremely busy A642 Bridge Road which leads to Wakefield city centre. Wakefield city centre is located approximately 5.5 miles to the north east of Wakefield Commercial Park.

Wakefield Commercial Park benefits from good links to the North Kirklees area as well as to the motorway network with accessibility to both Junction 39 and Junction 40 of the M1 (being within 3 miles respectively).

## Description

Wakefield Commercial Park comprises a large multi occupied part single storey part multi storey industrial/commercial complex with a variety of industrial, warehouse and trade occupiers.

Unit 8 comprises a mainly single storey (part 2 storey) brick built industrial/storage unit under a 2 bay pitched roof. The premises benefit from a mezzanine over part.



Externally the premises benefit from loading immediately to the front, via a roller shutter loading door, as well as onsite shared parking.

## Accommodation

Main works 936m<sup>2</sup> (10,078 sq ft)

Providing open plan industrial/storage space with some internal partitioning to provide ancillary provisions including office, former showroom, toilets, kitchenette, etc.

Mezzanine 179m<sup>2</sup> (1,927 sq ft)

Gross Internal Floor Area 1,115m<sup>2</sup> (12,005 sq ft)

## Services

We are advised Wakefield Commercial Park benefits from mains electricity, water and sewer drainage in addition to individual appliances including lighting. 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.

## Rating

We are advised the premises are currently assessed for rating purposes by Wakefield Council at:-

Warehouse & Premises RV £10,000

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 Council Tel: 01924 306090.

## Energy performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request.

## Lease Terms

Unit 8 Wakefield Commercial Park is offered by way of a new lease to be excluded from the Landlord & Tenant Act 1954 Part II for a period of 3 years on an effectively full repairing and insuring basis.

## Rent

£36,000 per annum exclusive.

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

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease (to be excluded from the Landlord & Tenant Act 1954 Part II) and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 1185/A/S  
March 2022

Subject to Contract



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0113 2348999  
[www.michaelsteel.co.uk](http://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.