



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Precious Holdings (Wakefield) Ltd

**TO LET**

**STRATEGICALLY LOCATED  
MANUFACTURING/INDUSTRIAL  
PREMISES**

**UNIT 1 FLANSHAW WAY, OFF FLANSHAW LANE,  
WAKEFIELD, WEST YORKSHIRE, WF2 9LP**

3,572m<sup>2</sup> (38,449 sq. ft)



- Self contained single storey production/industrial unit including offices
- Strategically located less than 1 mile from J40 of M1 at rear of Silkwood Park
- Benefitting from self contained yard to the front with loading & parking - available October 2024

**0113 2348999**

## Location

Unit 1 Flanshaw Way – currently occupied by H Charlesworth & Co Ltd – is situated on the junction of Flanshaw Way 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 many arterial routes serving the Wakefield area.

## Description

Units 1 Flanshaw Way comprises two interconnecting single storey buildings providing principally open plan workshop/factory space including a modern 2-bay section, in addition to an office block to the front.



The premises benefit from a self contained yard area to the front providing onsite loading, vehicle turning and car parking.

## Accommodation

Modern Production Area 1,720m<sup>2</sup> (18,515 sq ft)  
Providing open plan workshop/factory with eaves height up to 7.25m and loading into front car park.

Production/Factory Unit 1,566m<sup>2</sup> (16,857 sq ft)  
Providing single storey factory/production space with loading access to the front.

Offices (single storey) 286m<sup>2</sup> (3,077 sq ft)  
Comprising an office block adjacent Flanshaw Way with a series of general and private offices along with ancillary facilities.

**Gross Internal Floor Area 3,572m<sup>2</sup> (38,449 sq ft)**

## Services

We are advised Unit 1 Flanshaw Way benefits from three phase electricity, water and sewer drainage in addition to independent heating and lighting provision. 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 Unit 1 Flanshaw Way is assessed at:-

Rateable Value £72,500

The National Uniform Business Rate for 2024/25 is 54.6p 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 850 6506

## Energy Performance Certificate

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

## Rent

Upon application.

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

## VAT

The rent is quoted exclusive of VAT.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease 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: 3043/A/M**  
**Updated September 2024**

**Subject to Contract**



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**0113 2348999**  
**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.