



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

## **WELL LOCATED INDUSTRIAL/STORAGE UNIT**

**UNIT 2 MILLENNIA BUSINESS PARK,  
OFF THORNES ROAD, WAKEFIELD,  
WEST YORKSHIRE, WF2 8PW**

199m<sup>2</sup> (2,146 sq. ft)



- Single storey industrial workshop/storage unit
- Conveniently located on the outskirts of Wakefield city centre and accessible to the M1 motorway (Junctions 39 & 40)
- Benefitting from roller shutter doors and occupation available from May 2025

**0113 2348999**

## Location

Unit 2 Millennia Business Park is situated on a well-established industrial estate only a short distance from Wakefield city centre to the north. Thornes Road provides good links to both Wakefield and the motorway network offering good connections to both Leeds and Sheffield (via the M1).

Millennia Business Park is strategically located only a short distance from Junction 39 (approximately 2 miles to the south east) and Junction 40 of the M1 approximately 2 miles to the west.

## Description

Millennia Business Park is a multi occupied industrial estate with a variety of sized units being occupied for various industrial, storage and other commercial uses. Unit 2 Millennia Business Park comprises a brick built workshop/storage unit.



Externally Unit 2 Millennia Business Park benefits from shared parking onsite.

## Accommodation

Ground Floor	134.06m <sup>2</sup> (1,443 sq. ft)
Mezzanine	65.3m <sup>2</sup> (703 sq. ft)

Internally Unit 2 provides open plan industrial/workshop accommodation with a small office and ancillary facilities including toilets and mezzanine level

**Gross Internal Floor Area** 199.36m<sup>2</sup> (2,146 sq. ft)

## Services

We are advised Millennia Business Park benefits from main electricity, water and sewer drainage in addition to independent electrical/lighting facilities. 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 verbally advised by Wakefield Council the premises are to be re-assessed upon occupation.

The National Uniform Business Rate for 2025/26 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 directly with Wakefield Council on 03458 506 506

## Energy Performance Certificate

An EPC for this property can be made available upon request.

## Lease Terms

Unit 2 Millennia Business Park is offered by way of a new agreement for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews on a full repairing and insuring basis (plus the site service charge).

## Rent

£300 per week exclusive

The rent is payable monthly or 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 incoming tenant to be responsible for 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: 3342/LT/M**  
**April 2025**

**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.