



Michael Steel & Co
PROPERTY CONSULTANTS

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 surfaced yard – *available from June 2026*

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For Enquiries call
0113 234 8999



Location

Unit 2 Flanshaw Way is situated immediately next door to Kixx leisure facility 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 (through 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)

Comprising large open plan industrial/storage unit.

Front offices (extension) 109.76m² (1,181 sq ft)

Comprising offices and ancillary space

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 that Unit 2 is presently assessed with a Rateable Value of £37,500.

The National Uniform Business Rate for 2026/27 is 48p 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

£95,000 per annum exclusive.

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 a 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
ben@michaelsteel.co.uk

Our Ref: 3043/A/M
May 2026

Subject to Contract



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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.