



Michael Steel & Co
PROPERTY CONSULTANTS

PRELIMINARY ANNOUNCEMENT

TO LET/may sell

GOOD QUALITY SINGLE STOREY INDUSTRIAL/WAREHOUSE UNIT

**UNIT 14A MALLARD INDUSTRIAL PARK,
CHARLES ROBERTS STREET, HORBURY JUNCTION,
WAKEFIELD, WEST YORKSHIRE, WF4 5FD**

1,089m² (11,724 sq. ft)



- Single storey open plan industrial/warehouse unit with internal offices
- Conveniently located only a short distance off the main A642 Southfield Lane less than 3 miles from Wakefield city centre and Junction 40 M1
- Benefitting from onsite loading and parking with occupation available from August 2026 – rent £69,500 per annum (or may sell for an offer in excess of £825,000)

**For further information please contact Alec Michael
(alec@michaelsteel.co.uk) or Ben Preston (ben@michaelsteel.co.uk)**

Our Ref: 3849/A/M

July 2026

Subject to Contract

0113 2348999