



TO LET - REFURBISHED INDUSTRIAL UNIT WITH LARGE YARD
8,387 sq ft (779.24 sq m) PLUS MEZZANINE

40 A Thornes Lane, Wakefield, WF1 5RR



Sanderson
Weatherall

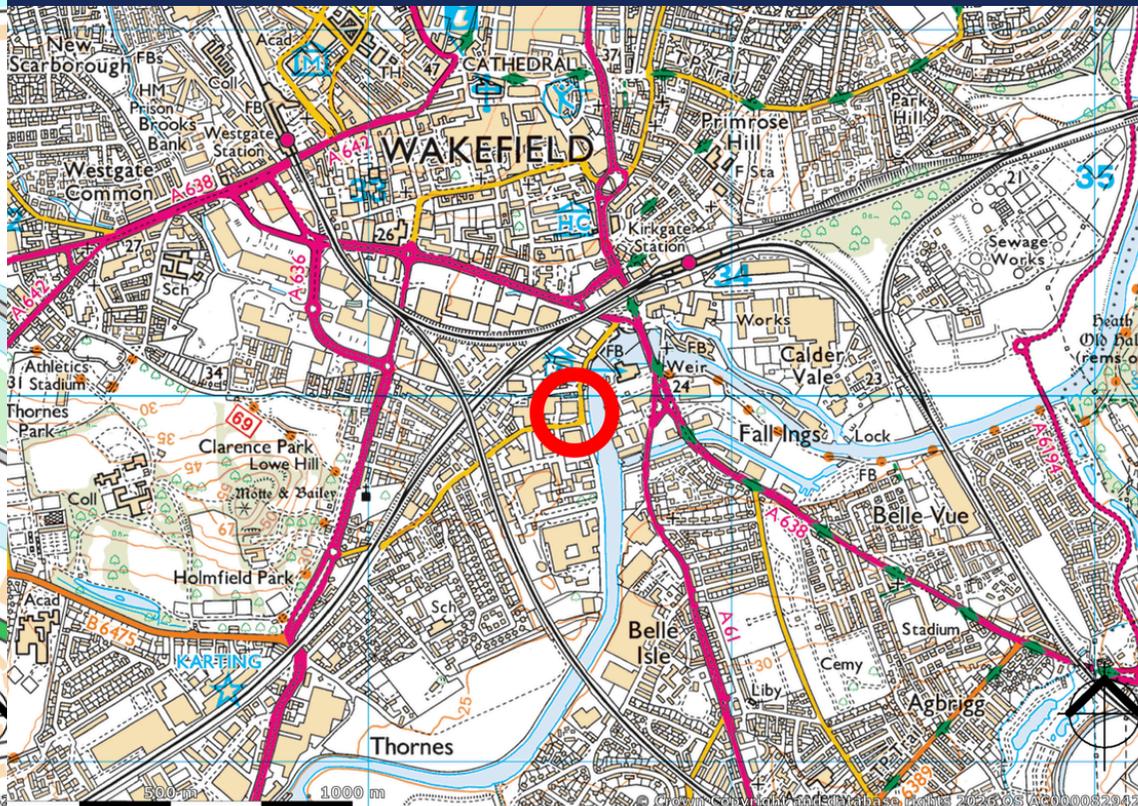
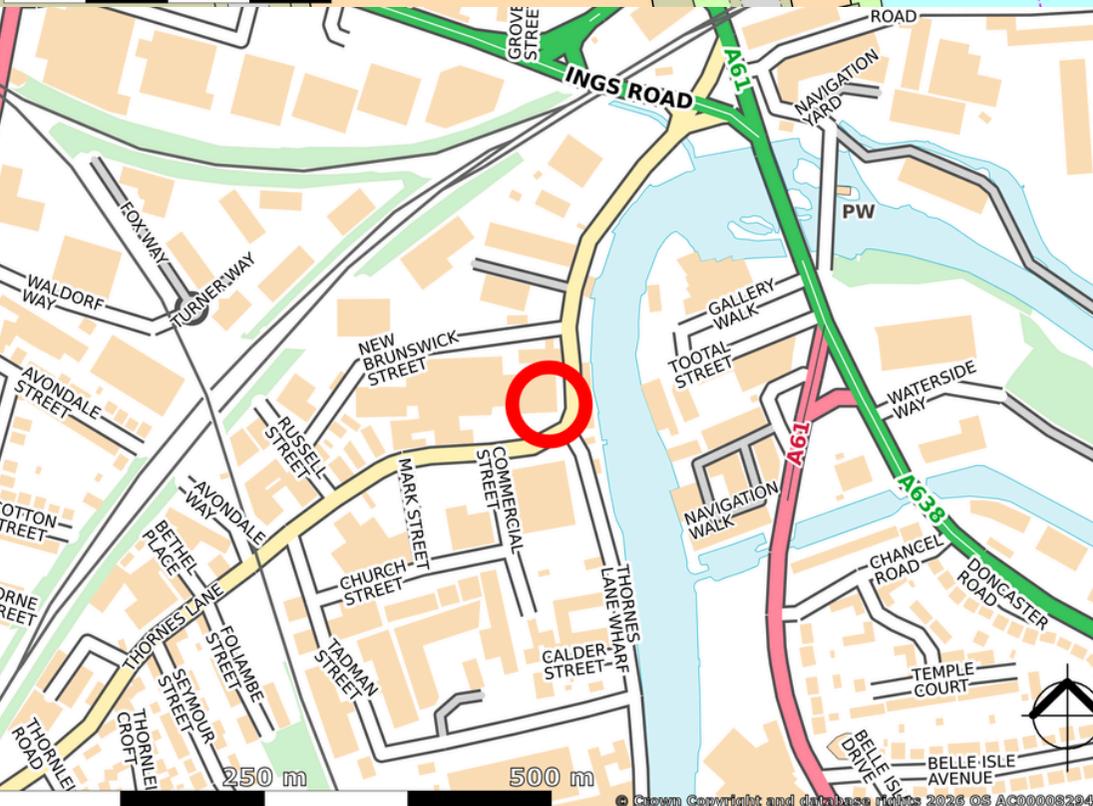


Location

The subject property is located fronting Thornes Lane, a well established industrial location within Wakefield. The premises are approximately 1.5 miles from Wakefield City Centre with Leeds circa 12 miles north, Bradford circa 18 miles north west and Sheffield circa 15 miles south.

The A636 links directly onto Thornes Lane, which leads to Junction 39 of the M1 motorway some 2.3 miles south west of the property. The property also has direct access to Ings Road to the north, which provides access to the A1 and Junction 40 of the M1 motorway 3 miles north west.

Nearby occupiers include: Screwfix, Johnstone's Decorating Centre, Decormax, Clifton Trade Bathrooms and Huws Gray Wakefield, to name but a few.





Description

The subject property comprises a recently refurbished semi detached industrial premises with modern office content and a large secure yard area.

The warehouse space is open plan and serviced by a large roller shutter door to the side of the unit.

Internally, the office accommodation is divided into a reception area, modern kitchenette, meeting/board room and cellular offices. The specification includes perimeter trunking, air conditioning, heating and LED lighting. In addition there is a mezzanine space for basic storage purposes.

EPC

To be confirmed.

Rateable Value

Address	Description	Rateable Value
40 A Thornes Lane, Wakefield, WF1 5RR	Warehouse and Premises	£58,500



Terms

The subject property is available by way of a new fully repairing and insuring lease for a term to be agreed.

Quoting Rent £75,000 per annum exclusive

VAT & Costs

All quoting rents are exclusive of VAT. Each party is to be responsible for their own costs incurred in the transaction.

Viewings

For further information or to arrange a viewing, please contact the sole selling agents:

Jonathon White

07811 100 786

jonathon.white@sw.co.uk

Jay Dhesi

07518 290 500

jay.dhesi@sw.co.uk

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